

PLAN COMMISSION
City of Hartford
May 11, 2020
Via Zoom

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Ralph Kuepper, Tony Anderek, Scott Henke, Tom Stapleton, and Alderperson Liaison Joe Kohler

ABSENT AND EXCUSED: None

ALSO PRESENT: City Planner Justin Drew, Casey Gabrielson, Dennis Hegy

Call to Order - Chairperson Michalak called the meeting to order virtually at 5:30 p.m., and welcomed Alderperson Liaison Joe Kohler, who replaces Alderperson Liaison Barry Wintringer. Chairperson Michalak welcomed back Ralph Kuepper and Scott Henke, whose terms have been renewed.

Minutes - Chairperson Michalak requested review of the minutes of April 13, 2020. Motion by Regan, second by Koehler to approve minutes of April 13. Motion carried.

Discussion and Consideration of a Second Amended Site Plan, Trade Tech Addition, 2231 Constitution Avenue

Executive Summary Review:

The Plan Commission approved an 18,012 square foot addition to the main building at 2231 Constitution Avenue in December 2019. Trade Tech then determined that the approved addition would be insufficient for their needs and the Plan Commission approved an 22,062 square foot addition in February 2020. Soon after that approval, Sarens came to them with an offer to be a **tenant**. Sarens is a large multinational company that makes very large cranes and Trade Tech makes and services parts for Sarens **USA**. Sarens USA is looking for a Midwest location and is seeking to partner with Trade Tech in a new larger addition. As a result, Trade Tech has submitted a new site plan proposal for a 56,305 square foot addition. Sarens USA will lease approximately the southern 25,000 square feet of the addition. In order to facilitate their current and long-term expansion plans, as well as to meet setback, lot coverage and impervious surface Code requirements, Trade Tech recently completed the purchase of two parcels to the south of their existing property from Quad Graphics and are combining all of the lots into one. The new larger lot will be 15.66 acres. Trade Tech is a full service machine shop including CNC machining, large machining, welding, fabricating and project management. They are surrounded by industrial properties to the north, south and east and Town of Rubicon land to the west. The proposed addition would be erected south of the original building, which was approved in 2006 and

completed in 2007. The proposed addition is in the same general location south of the existing building but is much larger. The new addition meets all setback requirements (45-foot street yard, 25 foot side yard, 25 foot rear yard) of the M-4 district. Another change to the site plan is that the addition will have a flat roof rather than a pitched roof. The height of the proposed addition is 40 feet above grade, which meets the 45-foot maximum height allowed in the M-4 District. The addition would bring lot coverage to 14.0% of the new larger property, well below the 50% maximum lot coverage allowed by Code. In addition, the existing 5,000 square foot storage shed would be relocated to the east end of the property, behind the Glenn Hoepfner property. The shed meets setback requirements of the M-4 District. The property is in Zone B of the Wellhead Protection Overlay District, which has a maximum allowable impervious surface of 60%. After the addition and additional asphalt paving on the southeast side of the building, impervious surface would be 28.3% of the site. The new building will have 3 bays; one 75-foot Crane bay for Trade Tech, one 75-foot Crane bay for Sarens, **and one** 50-foot bay for storage, inspections, and staging product that will be split between Trade Tech and Sarens. Trade Tech will be moving their break room and adding bathroom/locker rooms to the northwest **side**. The old break room will be converted to a conference room. The addition building composition changed from a metal building to Precast because of height and expansion **restrictions**. The precast on the south side will be constructed so that the two overhead door openings will be entrances into the next addition and the precast wall will be a load bearing permanent wall. The new proposed addition is more consistent with the existing building and is an improvement from the previously approved plan. The plan proposes a new driveway entrance off of south Goodland for Sarens. This would provide access around the south end of the building as well as to a new parking lot for Sarens employees on the west side of the building. A new Trade Tech employee parking lot is proposed west of the existing building with a driveway access onto Constitution **Avenue**. Truck traffic would continue to enter from Constitution Avenue. All of the driveways meet width, setback and separation requirements. Stormwater on this property will drain to a new pond located on the southeast portion of the property. The City Engineer reviewed the stormwater management plan and found no areas of concern. A stormwater management maintenance agreement will need to be created by the Developer and recorded with the property. Water and electric service will be extended from the existing building to the addition. A new sewer lateral is proposed west of the building and addition in order to create the appropriate pitch and avoid the need for a force main to accommodate future expansion. New landscaping is proposed on the west side of the building addition. A more detailed landscape plan for Staff review will need to be submitted within 60 days of site plan approval. No new lighting is shown on the plan. If parking lot lighting is proposed, the Developer will need to submit a photometric plan meeting City requirements. Planning Staff recommended approval subject to creation of a stormwater management maintenance agreement meeting City requirements and submission of a landscaping plan within 60 days of Site Plan approval.

Plan Commission Discussion, Second Amended Site Plan, Trade Tech, 2231 Constitution Avenue

Mr. Drew reviewed the Executive Summary, noting the proposed conditions attached to the approval (creation of stormwater management maintenance agreement and submittal of a landscaping plan). Chairperson Michalak encouraged use of local companies in construction and asked about the anticipated date for getting the agreement and landscaping plan in. Mr. Drew noted the attendance of Casey Gabrielson and requested his input. Mr. Gabrielson noted that his company is located in Germantown and they use local companies for projects, and that submittals are in the works and should be done by the end of next week. Groundbreaking is anticipated for early July. Member Kuepper asked for information on the force main location (off of Constitution) and noted he was in favor of the plan. Motion by Kuepper to approve the site plan. Alderperson Liaison Kohler asked if the motion was for approval including conditions. Chairperson Michalak confirmed. Alderperson Liaison Kohler seconded the motion as noted. Motion carried.

Meeting adjourned by call of Chair at 5:40 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary