

**PLAN COMMISSION**  
**Special Meeting**  
**City of Hartford**  
**May 23, 2016**

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

ABSENT: Member Kuepper

ALSO PRESENT: City Planner Justin Drew

**Call to Order** – Chairman Michalak called the meeting to order at 7:00 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street, noting that this meeting is a continuation of the proposed amendment that was tabled at the May 9 meeting.

**Minutes** – Minutes of May 9 deferred to a later meeting.

**Appearances** – There were no appearances.

**Proposed Amendment to the City of Hartford Smart Growth Plan**

*Executive Summary Review:*

In 2010 the Plan Commission and Common Council approved the nine elements of the City of Hartford 2030 Smart Growth Plan and component Long-Range Land Use Map. The Long-Range Land Use Map was subsequently amended for small areas later in 2010, 2012 and earlier in 2016. During the Smart Growth review process, Staff indicated that proposed changes were likely to come forward occasionally, primarily from land owners. The Plan Commission and Common Council can vote to change the City of Hartford 2030 Smart Growth Plan at any time. Ideally the Long-Range Land Use Map should serve as a template of how the City views the current and future mix of land uses in and around Hartford. However, some of the land uses described in the Long-Range Land Use Map do not ideally describe the land use that exists or could appropriately exist in a given area. It is important that the City of Hartford keep zoning and land use flexible to ensure that compatible uses can be intermixed, thus creating more memorable and sustainable neighborhoods. Staff recommended that the City of Hartford 2030 Smart Growth Plan and Long-Range Land Use Map be amended to reflect the following changes:

**Land North of the Current Terminus of Liberty Avenue:** The adopted Smart Growth Plan identifies this area for commercial development. The applicant is requesting medium density residential development (5.8 to 8.0 units per acre). The area to the west and south calls for commercial development. 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. Staff supports a change to the Smart Growth plan to allow for higher density residential development in this area. Multi-Family development remains the dominant portion of the residential development market in southeastern Wisconsin, and demand for additional multi-family

development is high. Also, the land is separated from the existing commercial development and its location north of the large Wal-Mart stormwater pond and south of the Rubicon River make it tucked away. Staff does not believe that the land is viable for commercial uses, which need to be visible from a main transportation arterial. Its location does make it attractive for higher density residential development. It is very near a number of commercial and retail establishments. It is also near the Dodge Industrial Park, the largest employment center in the area. Eventually, Liberty Avenue will extend to the western leg of Liberty Avenue in the Dodge Industrial Park, and the proposed development will bring this closer to reality. Office use would be appropriate here as well, but given the City's location away from the interstate, we have never been a major draw for office parks and uses. Also, the Smart Growth Plan only identifies one other area outside the current City boundary for high density residential development (on STH 60 south of Wal-Mart). However, sanitary sewer is not currently available to this area, making it less developable in the short term. Finally, the City has long had a goal of maintaining a housing composition of 55% Single Family, 15% Two Family, and 30% Multi Family that it has followed when reviewing both short-term and long-term land use decisions. The City is currently more than 1% low on multi-family housing. The multi-family housing category includes condominiums, senior only housing, and apartments. If all approved and partially approved developments within the City were built out, the City would be more than 2% low for multi-family housing. Staff believes that this area is appropriate given its location on a State arterial road as well as the general compatibility of all types of residential development as long as they are planned correctly. The City has numerous examples of this (e.g. Gateway Estates). This area already has or is planned for a mix of all types of housing. Staff recommended that the City of Hartford 2030 Smart Growth Plan Long-Range Land Use Map be amended for the land north of the current terminus of Liberty Avenue to allow for medium density residential development (5.8-8.0 units per acre).

*Plan Commission Discussion, Proposed Amendment to the Smart Growth Plan:*

Mr. Drew briefly reviewed the executive summary. Chairperson Michalak requested discussion. Motion by Henke to amend long-range land use plan 2030 for medium density residential, 5.8 – 8 units per acre. Second by Anderek. Chairperson Michalak noted that there is a motion to amend the 2030 Smart Growth Plan as proposed by staff, and requested discussion. There was no discussion, and Chairperson Michalak requested a vote. Motion carried.

**Adjournment** – Motion by Jewell, and seconded by Stapleton for adjournment. Motion carried. Meeting was adjourned at 7:03 p.m.

Respectfully submitted,  
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary