

PLAN COMMISSION
City of Hartford
June 8, 2020

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

ABSENT AND EXCUSED: Members Henke and Kuepper

ALSO PRESENT: City Planner Justin Drew

Call to Order - Chairperson Michalak called the meeting to order at 5:30 p.m.

Minutes - Chairperson Michalak requested review of the minutes of May 11, 2020. Motion by Stapleton, second by Regan to approve minutes of May 11. Motion carried.

Discussion and Consideration of a Rezoning Request for 1443 Patton Drive

Executive Summary Review:

Robert Bliese has requested rezoning for 1443 Patton Drive (tax key number 36-2702-010-020), from A-1 Agricultural District to Rs-3 Single Family Residential District. The property is located at the southwest corner of Patton Drive and CTH K. The property is surrounded by residential uses to the west, south and east, with Town of Hartford farm land also to the east. North of the property is institutional zoning (a day care). The property is part of Simon's Pleasant Valley subdivision. The parcel was originally an outlot, 'reserve(d) ... for stormwater retention/detention and control purposes' (development agreement). The parcel could be subdivided for building purposes provided evidence was submitted to the City proving that the stormwater use was no longer necessary. The owner previously provided evidence that the lot was not needed for stormwater management. The parcel also showed up on a state wetland inventory, and the City could not allow development of the parcel to take place unless and until the DNR confirmed that no wetlands are present. The owner has provided the requested documentation in the form of a letter from the Wisconsin DNR affirming that no wetlands exist on the parcel. The owner does not wish to divide the parcel as he has a buyer interested in purchasing the property to build one single-family home. The proposed zoning, Rs-3, is appropriate and allows flexibility for building placement on the approximately 38,000 square foot lot. The property is a corner lot so setbacks of 25' (north and east) and 15' (south and west) are required. Planning Staff recommended approval.

Plan Commission Discussion, Rezoning, 1443 Patton Drive

Mr. Drew reviewed the Executive Summary. Chairperson Michalak requested discussion, noting the submittal appears to be straightforward. Motion by Regan,

second by Kohler to recommend approval of the rezoning request for 1443 Patton Drive. Motion carried.

Discussion and Consideration of a Site Plan Review for a New Retail Center at 1502 East

Sumner Street

Executive Summary Review:

MSI General has submitted a site plan for a new retail center at 1502 East Sumner Street, which currently has a Clark Station. The Developer intends to tear down all of the existing buildings and replace them with a two tenant retail building with a drive-thru. The property is surrounded by a large commercial retail center and a medical clinic to the north, and other B-5 Highway Business properties to the east, south and west. The proposed building will be more or less centered on the property and would have the following setbacks (all of which meet the setback requirements of the B-5 Highway Business District): **108 feet** from the East Sumner Street Right-of-Way; **35 feet** from the private street on the west side; **85 feet** from the north lot line; **75 feet** from the east lot line. The building will be set back further from East Sumner Street than most of the other adjacent buildings in order to facilitate parking on both sides of a drive aisle as well as place the ingress driveway far enough north of East Sumner Street. Lot Coverage will be approximately **12%** of the 0.94-acre site, which meets the requirements for the B-5 Highway Business District. The adopted Smart Growth Plan identifies this area for commercial development. The proposal adheres to the Smart Growth Plan. The proposed use is allowed in the B-5 Highway Business District as a permitted use. The east, south and west facades will be composed of a mix of grey brick, vertical wood siding with a dark brown stain, and dark grey EIFS (synthetic stucco). Numerous windows will be present on the south and east sides. The north **façade** will be primarily dark gray EIFS. Overall, staff believes that the proposed design is attractive and appropriate. The plans show 39 parking spaces on the south and west sides of the building. This exceeds Code requirements and should be ample for the proposed use. Two driveways are proposed. One will access the private street on the west. It is approximately 60 feet from the East Sumner Street intersection, which is 20 feet more than the Culver's driveway from the East Sumner Street intersection. The City Engineer is satisfied that the distance between the intersection and driveway is sufficient to meet queuing and safety requirements. The second driveway will access the private street on the north. Both driveways are proposed to be for two-way traffic. The Municipal Code permits driveways in the B-5 District up to 40 feet wide at the right-of-way line with 10-foot minimum setbacks from adjacent properties. Both proposed driveways meet this requirement. A drive-thru is proposed on the west side of the building with queuing and ordering on the north and west sides of the building. The property is essentially flat and virtually the entire site is currently hard impermeable surfaces. The proposed development will increase the amount of landscaped permeable surface on each side of the lot. A formal stormwater management plan has not been completed, but the Developers have discussed the project with the City Engineer and will work with Staff to complete a plan meeting City and State requirements. Electric, sanitary sewer and water are available to and are currently serving the property. The Developer has been in contact with the Water and Electric Utilities Superintendent. The submitted landscaping plan shows five Japanese Lilac

trees, two Freeman Maple trees, three Bradford Pear trees, and four Black Hills Spruce trees flanking the parking lot. In addition, decorative ornamental plantings are shown on the west side of the building adjacent to the drive-thru. A dumpster enclosure with gates is proposed for the north side of the property. A photometric plan is included that meets with the City's lighting requirements. Planning Staff recommended approval.

Plan Commission Discussion, 1502 E. Sumner Street Retail Center

Mr. Drew reviewed the Executive Summary. Chairperson Michalak acknowledged the request for a drive through and asked if the developer was looking for a bank. Mr. Drew noted that the developer has not identified a tenant but believes it is a retail use. Member Stapleton asked if the development is for two retail stores. Mr. Drew affirmed, noting that one tenant will occupy the west side and one will occupy the east side. Member Stapleton asked if only one drive through is planned. Mr. Drew affirmed. Chairperson Michalak asked if the property could be one large tenant. Mr. Drew affirmed. Alderperson Liaison Kohler asked if all environmental issues were being addressed. Mr. Drew replied that the developer had already done soil sampling and other due diligence steps. Chairperson Michalak asked if the developer is responsible for remediation. Mr. Drew affirmed and noted that the developer does not expect any issues based on work already done. Chairperson Michalak asked about the types of underground tanks. Mr. Drew noted that he did not have that information. Motion by Anderek, second by Stapleton to approved the site plan for the 1502 E. Sumner Street retail center. Motion carried.

Meeting adjourned by call of chair at 5:39 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary