

**CITY OF HARTFORD
COMMON COUNCIL
August 22, 2023**

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, met for its regularly scheduled meeting on Tuesday, August 22, 2023 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 Alderpersons Garza, Kohler and Webb who were absent and excused.

UNANIMOUS CONSENT AGENDA

MOTION by Alderperson Rusniak, seconded by Alderperson Carroll, approving the following item:

1. The Common Council minutes of July 25, 2023.

MOTION CARRIED UNANIMOUSLY.

APPEARANCES AND CITIZENS COMMENTS

Wendy Unger, from Baker Tilly, presented the 2022 City of Hartford Financial Statements. Overall, the city is in a good financial position after the end of 2022.

MAYOR'S REPORT

Mayor Michalak shared that he is very commonly asked about various construction projects that are going on in the city. Particularly, he has been asked why the project going in where the old Culver's used to be is not moving faster and what exactly will be built in its place. Mayor Michalak advised Qdoba, Jersey Mike's and a hair salon are slated to move in to that space, and that they are on schedule for a January opening. He further commented that sometimes the work being done is not always visible on the surface level.

ALDERMANIC REQUESTS

Alderperson Rusniak shared that Tractor Supply has already demolished the existing building at the site of their new store, and there is a lot of activity ongoing.

Alderperson Carroll asked what can be done about a "right lane closed" sign that has been displayed on Highway 60 eastbound, between Cedar Street and Rural Street, when the lane isn't actually closed. It is causing a traffic issue when vehicles are trying to quickly move into the left lane, but it isn't necessary, when there isn't any work going on. He suggested at the very least, turning the signs or covering them up so that they aren't visible when there isn't work being done. He also suggested fining the construction company for leaving the signs displayed when work isn't happening.

PUBLIC HEARINGS

Review of an Extraterritorial Rezoning Request for a portion of the property located at the northwest corner of Goodland Road and CTH N from I-2 Industrial District to A-2 General Agricultural District

Mayor Michalak declared the public hearing open at 7:25 p.m. The notice was read by Deputy City Clerk Samantha Walters. The notice was published in the Daily News on August 4 and August 11, 2023 and 10 notices were sent.

City Planner Jacob Maas explained that the owner of the property, GWI Properties LLC, first approached the city in 2018 to rezone a portion of the property from A-2 to I-2 in order to build a welding shop. Rezoning of a portion of the property without a land split is not possible and the owners had not owned the land long enough to legally split the land under the Town's Land Division Ordinance. The owner then rezoned the entire property to I-2 with the intent to split the land by August 31, 2023 and rezone the sections appropriately. The split parcels meet the minimum square footage for both zoning designations. The rezoning is contingent upon the city and county approving and recording the certified survey maps splitting the property into two parcels. Staff is in favor of the rezoning request. There are some concerns about runoff, but as the property is currently zone I-2, it would have to comply with a stormwater review done by the DNR.

Larry Kreilkamp, W846 CTH N, owner of the farm next to this parcel, appeared to voice concerns about the water runoff. He advised that when it is really wet, water will run from the parcel down to a culvert. If the culvert can't

COMMON COUNCIL (08/22/2023)

handle all the water, which it many times hasn't, that water will then run to the house and barn on his farm. He would like a stormwater study done in order to make sure that his land doesn't flood. He also suggested maybe having a retention pond built in order to catch the runoff.

Jim Gutschenritter, N3844 Goodland Rd, owner of the property, appeared to explain his initial plan of splitting the parcel. That included agricultural land on three sides of the welding shop in order to reduce any nuisance to the neighboring properties. He has now waited the required 5 years and wants to get back to that original plan and split and rezone the two parcels accordingly.

There were no appearances against.

Aldersperson Rusniak explained that when this came before the council 5 years ago, it was met favorably. It was just a matter of the 5-year ownership requirement. He then asked Mr. Maas if the water issue was discussed at the Plan Commission meeting. Mr. Maas advised it was discussed and the DNR requirement of a stormwater review comes into play when industrially zone property greater than one acre is developed. The one acre includes not only the size of the facility, but also the area of land disturbance. It would fall on the county and the permitting jurisdictions to review the building permits and then make sure the DNR has also reviewed and accepted.

There being no further remarks or discussion, Mayor Michalak declared the public hearing closed at 7:35 p.m.

MOTION by Aldersperson Turchi, seconded by Aldersperson Fulop to suspend the rules for immediate consideration of proposed Ordinance No. 1471 – an ordinance amending the Town of Rubicon Zoning Map, a part of Ordinance No. 1138.

MOTION CARRIED UNANIMOUSLY.

MOTION by Aldersperson Turchi, seconded by Aldersperson Rusniak for the adoption of proposed Ordinance No. 1471.

MOTION CARRIED UNANIMOUSLY.

RESOLUTIONS AND POSSIBLE ACTION THEREON

1. Resolution No. 3652 – Extraterritorial review of the Certified Survey Map for the northwest corner of Goodland Road and CTH N, Town of Rubicon.
 - a. City Planner Jacob Maas explained this is a continuation from the discussion from the public hearing. He further explained that splitting the parcels and rezoning the second parcel to the Agricultural District creates a buffer around the Industrial portion of the property. Staff recommends in favor of the Certified Survey Map as all standards are met for both zoning districts.
- MOTION by Aldersperson Turchi, seconded by Aldersperson Fulop for the adoption of proposed Resolution No. 3652.
- MOTION CARRIED UNANIMOUSLY.

CITY ADMINISTRATOR'S REPORT

1. Second Quarter General Fund Results.
 - a. City Administrator Steve Volkert explained this is only for general fund, utilities are not included. General Fund revenues were lower than the average for the prior 6 years. This may be explained by a majority of citizens paying taxes in the fourth quarter of 2022 instead of the first quarter of 2023. General Fund expenses were slightly lower than the average for the prior 6 years. When comparing the two, the city is behind \$982,886, which is in range of prior years. Department Heads are made aware of any overages in expenses or shortfalls in revenues, and should be monitoring their budgets to make sure each department comes within those budgets on expenses and revenues.
 - b. Mayor Michalak asked what was budgeted versus what was actually paid for gasoline expenses. Mr. Volkert estimated that the city would have conservatively budgeted \$3.25 or \$3.50 for gasoline. Chief MacFarlan was in the audience, so it was suggested to ask what his department had budgeted. Chief MacFarlan advised \$3.99 per gallon was used to budget \$44,000 for 2023. He is anticipating being under budget this year.

ADJOURNMENT

MOTION by Aldersperson Savage, seconded by Aldersperson Fulop for adjournment at 7:44 p.m.

MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,
Shanna Kreilkamp, City Clerk

CCAUG22.23