

**CITY OF HARTFORD
COMMON COUNCIL
January 11, 2022**

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, met for its regularly scheduled meeting on Tuesday, January 11, 2022 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

All Alderpersons were present, with Alderperson Hegy attending via Zoom.

UNANIMOUS CONSENT AGENDA

MOTION by Alderperson Hegy, seconded by Alderperson Rusniak approving the following items:

1. The Common Council minutes of December 14, 2021.
2. Authorizing appropriate City officials to execute contract documents for the reconstruction of Harker Avenue with Wondra Construction, Inc., Iron Ridge, in the estimated bid amount of \$893,866.33.

MOTION CARRIED UNANIMOUSLY.

COMMUNICATIONS

- A) Update on the Spring 2022 Election
 - a. City Clerk Lori Hetzel advised a primary is not going to be needed for City offices, but will be needed for the school district. Incumbents Tim Michalak, Joe Fulop, Wayne Rusniak, and Justin Webb will be on the ballot for the April election.
- B) Mid-Moraine meeting Wednesday January 26, 2022.
 - a. City Clerk Lori Hetzel also mention that there is a Chamber of Commerce dinner on January 27, 2022.
- C) Discussion and consideration of approving the appointment of Samantha Walters as the City Deputy Clerk.

MOTION by Alderperson Kohler, seconded by Alderperson Garza approving the appointment of Samantha Walters as the City Deputy Clerk.

MOTION CARRIED UNANIMOUSLY.

ALDERMANIC REQUESTS

Alderperson Hegy notified the council of the Mid-Moraine Legislative Committee meeting tomorrow evening at the new Jackson Village Hall. Senator Duey Stroebel will be the speaker.

Alderperson Rusniak advised that Senator Stroebel has Wisconsin Blue Books available. The Blue Book has information about how state government operates and profiles on every Wisconsin legislator.

PUBLIC HEARINGS

Proposed amendment to the Smart Growth Plan

Mayor Michalak declared the public hearing open at 7:08 p.m. The notice of public hearing was published on 12/11/2021 in the Daily News. There were 8 notices sent. The notice was read by City Clerk Lori Hetzel.

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City Planner Justin Drew explained that there is land that he and the HADC director have been working to have developed industrially for a number of years. After a feasibility study by the Economic Development of Washington County, it was concluded that industrial development is becoming very unlikely and problematic. With the lack of affordable housing for workers, the HADC voted to pursue residential development for this land. Therefore, it is being proposed that residential zoning be added to the land, along with the industrial zoning. That way, it is left open to both development possibilities.

There were no appearances for or against.

Aldersperson Fulop asked why the city is considering adding the possibility of residential development, given that the land is located between two industrial areas. City Planner Justin Drew explained that the infrastructure costs for industrial development are much higher than residential development, and that lent itself to going away from industrial development as the primary option for this land.

Aldersperson Garza was concerned that with the combination of zoning there may be an undesirable mix of residential and industrial development within this area. City Planner Drew explained that the majority of the land would only be used for one or the other, just that now the possibility is open for either residential or industrial. There are two parcels in the area, so it may be that one parcel will have less intense industrial development and residential in the other.

Aldersperson Hegy commented about the cost of infrastructure and that a TIF could be used to pay for infrastructure for industrial zoning, but not for residential. He wanted the council to be aware that those costs would need to be covered if it was residential zoning. City Planner Drew explained that a mixed use TIF could be used, but it can't be more than 35% residential by area. He also explained that Washington County has placed 10 million dollars aside to address the workforce housing issue and they would like to do a pilot project in Hartford.

There being no further remarks or discussion, Mayor Michalak declared the public hearing closed at 7:15 p.m.

MOTION by Aldersperson Fulop, seconded by Aldersperson Carroll to suspend the rules for immediate consideration of proposed Ordinance No. 1451.

MOTION CARRIED UNANIMOUSLY.

MOTION by Aldersperson Carroll, seconded by Aldersperson Garza for the adoption of proposed Ordinance No. 1451 – An ordinance revising the 2030 City of Hartford Smart Growth Plan.

MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

MOTION by Aldersperson Fulop, seconded by Aldersperson Sikora for adjournment at 7:17 p.m.
MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,
Lori Hetzel, City Clerk

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