

**Town of Hartford
Plan Commission Minutes
January 3, 2024**

I. Call Meeting to order.

The meeting was called to order by Dave Kainz at 6:34 P.M.

A. Roll call:

Members present: Dave Kainz, Jim Williams, Scott Lofy, Jerry Ziegler, Greg Ermer, Maurice Strupp, and Zoning Administrator Rebecca Schuster.

Excused: None

B. Approval of December 6, 2023, minutes:

Jerry Ziegler made a motion to approve the December 6, 2023, minutes. Jim Williams seconded the motion. All in favor. Motion carried.

II. New Business, Review & Action Thereof:

A. Discussion and Decision: Recommendation of Approval to the Town Board of application from Nick P. Mago Trust/ Debra Pietsch requesting an amendment to the land use plan map for parcels T6_029200Y, T6_029900Z, T6_0298, and T6_029200B located at 5971 Hilldale Drive and Hilldale Drive, Hartford, WI 53027 from “Agricultural Preservation” to “Medium Density Urban Residential”. The parcels mentioned are approximately 104.9 Acres. Jim Williams commented that he is ok with this. Jerry Ziegler made a motion to recommend approval of the application from Nick P. Mago Trust/ Debra Pietsch requesting an amendment to the land use plan map for parcels T6_029200Y, T6_029900Z, T6_0298, and T6_029200B located at 5971 Hilldale Drive and Hilldale Drive, Hartford, WI 53027 from “Agricultural Preservation” to “Medium Density Urban Residential” to the Town Board. The parcels mentioned are approximately 104.9 Acres. Jim Williams seconded the motion. Scott Lofy and Maurice Strupp abstained. Motion carried.

B. Discussion and Decision: Recommendation of Approval to the Town Board of application from Nick P. Mago Trust/Debra Pietsch requesting a zoning change parcels T6_029200Y, T6_029900Z, T6_0298, and T6_029200B located at 5971 Hilldale Drive and Hilldale Drive, Hartford, WI 53027 from AP (Agricultural Preservation) to RR (Rural Residential). The parcels mentioned are approximately 104.9 Acres. Jim Williams stated that the town wants to retain as much land as possible. We may have to get creative on how to do this, so the city does not try to annex it. Jerry Ziegler made a motion to recommend approval of the application from Nick P. Mago Trust/Debra Pietsch requesting a zoning change parcels T6_029200Y, T6_029900Z, T6_0298, and T6_029200B located at 5971 Hilldale Drive and Hilldale Drive, Hartford, WI 53027 from AP (Agricultural Preservation) to RR (Rural Residential) to the Town Board. The parcels mentioned are approximately 104.9 Acres. Jim Williams seconded the motion. Scott Lofy and Maurice Strupp abstained. Motion carried.

C. Discussion and/or Decision re: Zoning Changes. Jim Williams commented that in Section 2.05 it should be principle, not principal. WE also need to add in one principle use per parcel. The plan commission went through the chart of the principle and conditional uses and made changes to the chart. We will also discuss the possibility of changing the 35 acres to 25 acres. It was determined that it will be easier to discuss these changes when everyone has had the book printed out and has gone through the recommendations. We are also waiting for the attorney's examples of ordinances for signs, solar power etc. We will hold off on further discussion until we have all the information.

III. Other Business, Review & Action Thereon:

A. Communications: Jerry Ziegler commented that the DOT had notified the dam about the upcoming road construction on Hwy 60. There will be a meeting for public comment on this in 2024.

IV. Adjournment:

MOTION made to adjourn made by Jim Williams and seconded by Maurice Strupp. All voted in favor and motion carried. Meeting adjourned at 7:40 P.M.

Rebecca Schuster, Zoning Administrator