

JOINT CITY OF HARTFORD-TOWN OF HARTFORD PLANNING COMMITTEE

Monday, February 9, 2026

*Hartford City Hall Council Chambers*

109 N. Main Street

Hartford, WI 53027

6:30 p.m.

AGENDA

1. Call to Order
2. Minutes of November 10, 2025

This is a scheduled meeting of the Joint City-Town Planning Committee. Prior to this meeting, notice was given to the public by posting on the City Office Meeting Boards and Public Library.

3. Appearances
4. Discussion Regarding Petition for Direct Annexation by Unanimous Consent Submitted by Winter Park Builders, LLC (registered agent Scott Simon) for approximately 58.0670 acres, parcels T6\_037800Z and T6\_016100A, located at 1500 W. State St. and north of 1500 W. State St., in the Town of Hartford (discussion only).
5. Adjournment

“Persons with disabilities requiring special accommodations for attendance should contact the City Clerk at least one (1) business day prior to the meeting.”

“Members of the Common Council and Town Board may attend the above meeting. Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N.W.2d 408 (1993) such attendance may be considered a meeting of the Common Council or Town Board. This notice is given to that members of the Common Council and Town Board may attend the meeting without violating the open meeting law.”

Joint City of Hartford / Town of Hartford Planning Committee Meeting Minutes  
November 10, 2025  
Council Chambers, Hartford City Hall  
109 N. Main Street  
Hartford, WI 53027

\*Meeting was called to order at 6:30 p.m. by Mayor Dennis Regan.

\*Members present: Mayor Dennis, Joint Planning Committee Members: Jeff Turchi, Gerald Ziegler, and Jim Williams.

Absent and Excused: Joint Planning Committee Members: Jacob Kohler, Ryan Lippert, Ralph Horst.

Also Present: City of Hartford Planner Jacob Maas

\*Minutes: Minutes of October 13, 2025, were reviewed. Ziegler motioned to accept the minutes; Williams seconded; motioned carried in unanimous voice vote.

\*Appearances: Widdy Gentil, Home Path Financial, spoke in favor of the petition.

Rupert Linder, 3910 Cricket Dr., spoke not in favor of the petition and questioned if Shoreline permits had been applied for.

Jenny Feiner, 3909 Cricket Dr., spoke not in favor of the petition and noted flooding in area.

\*Discussion Regarding Petition for Direct Annexation by Unanimous Consent Submitted by Home Path Financial LTD Partnership for approximately 9.024 acres and 11.788 acres, parcels T6\_031000Y and T6\_030500Z, located north of Cricket Drive, in the Town of Hartford (discussion only).

Executive Summary Review: Petition for Direct Annexation by Unanimous Consent submitted by Home Path Financial Limited Partnership for approximately 11.788 acres located at Tax Keys: T6-030500Z and T6-031000Y in the Town of Hartford. Home Path Financial Limited Partnership is looking to annex 2 parcels (Tax Keys: T6-030500Z and T6-031000Y) into the City of Hartford. These 2 parcels will be part of the Fairway Meadows subdivision. T6-030500Z and T6-031000Y are comprised of 11.788 acres of land.

#### ANALYSIS:

Configuration: The petitioned area, as legally described, is contiguous to the City of Hartford on the West side.

Petition Accuracy: The petition and legal description do not appear to have any discrepancies.

Status of Public Improvements: Sewer, water, and electric services will be available to the petitioned area.

Valuation Impact: T6-030500Z has an assessed value of \$7,200 in 2025. T6-031000Y has an assessed value of \$5,800 in 2025. Pursuant to State Statutes, the City would be required to pay the Town of Hartford's Town taxes on T6-030500Z and T6-031000Y for five (5) years (approximately \$10.27 for T6-030500Z per year and \$8.58 for T6-031000Y per year).

Need: The proposed annexation would allow the property owners to develop the Fairway Meadow Subdivision

School Service Impact: The annexation will allow for the development of approximately 10 single-family lots. Which would provide the school district with an additional 18 children.

Other Service Costs: The annexation would have minimal impact on Protective Services (police, fire, EMS), as it is already covered by the City's protective services.

Consistency of Land Use and Zoning: The City of Hartford Comprehensive Plan's future land use map depicts the future land use of Low Density Residential.

As per the Code, annexed areas are assigned temporary zoning. If no specific zoning is requested, A-1 Agriculture zoning is assigned. To match the existing zoning of the adjacent parcels located within the corporate limits of the City, the parcels shall be zoned R-2, Low Density Mixed Residential.

Relation to Sanitary Sewer Service Boundary: The subject property lies within the City of Hartford's adopted 20-year sanitary sewer service boundary.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the petition for Direct Annexation by Unanimous Consent submitted by Home Path Financial Limited Partnership for approximately **11.788** acres located at Tax Keys: **T6-030500Z** and **T6-031000Y** in the Town of Hartford.

Joint Planning Committee Discussion: Ziegler inquired if there is plan to connect to Logan or Earnst Drive; Mr. Maas noted there was a lot of floodplain and wetlands under the jurisdiction of the Army Core of Engineers, which is more difficult to compete wetland mitigation. This is why there is no connection, as the developer did not want to deal with the Amry Core of Engineers. The developer is complying with the 100 Year Floodplain code NR116, City Floodplain Code, and 40CFR60.3 of the Congressional Federal Register of Codes. Developers are doing some of the wetlands and are required to get permit with the DNR. They have done their notice of intent. Plans have been reviewed by City Engineering staff and Stormwater Engineer for compliance for NR151 regarding stormwater discharge and EPA total suspended solids and phosphorus requirements under the Rock River TMDL requirements, which acts adds more stringent regulations. Ziegler sought clarification if developer obtained a permit with the Washington County for the Shoreland Zoning; Mr. Maas noted the developer would not need a county permit once within the jurisdiction of the city. Ziegler noted there is work occurring on the site currently, based on a site visit. Mr. Maas was not aware of this. Ziegler noted the developer should have presented this to Town of Hartford planner to acquire appropriate permits if work is being complete prior to annexation to the city. Mr. Maas will speak with Washington County regarding current work Mr. Ziegler observed.

\*Adjournment: Motion by Williams second by Ziegler to adjourn meeting. Motion carried. Meeting adjourned at 6:53 p.m.

Respectfully Submitted,

Jacob Maas, Planner, City of Hartford

Compiled by Jenny Conley, Planning Aide

**NOTICE OF PUBLIC HEARING  
COMMON COUNCIL**

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on March 24, 2026, in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council to consider the following:

A petition to annex property to the City of Hartford. The petitioned area consists of a portion of Tax Key Number T6\_037800Z and T6\_016100A and is described as follows:

**Annexation Legal Description**  
**Tax Key Number T6\_037800Z and T6\_016100A**

Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 7 and a part of the Northwest 1/4 of the Northeast 1/4 of Section 18, all in Township 10 North, Range 18 East, Town of Hartford, Washington County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southeast 1/4 of said Section 7, thence South 89°58'35" East along the south line of said Southeast 1/4, 71.31 feet to the easterly right of way line of West State Street - County Trunk Highway "N" and the Point of Beginning;

Thence continuing South 89°58'35" East along said south line, 588.53 feet to the west line of the East 1/2 of the Southwest 1/4 of said Southeast 1/4; thence North 00°28'14" West along said west line, 1315.93 feet; thence South 89°52'33" East along the north line of the Southwest 1/4 of said Southeast 1/4, 659.68 feet; thence South 00°28'40" East along the east line of the Southwest 1/4 of said Southeast 1/4, 1314.78 feet; thence South 00°19'27" East along the east line of the Northwest 1/4 of the Northeast 1/4 of said Section 18, 1224.82 feet to the aforesaid easterly right of way line of West State Street; thence South 31°26'32" West, 110.19 feet to the westerly right of way of said West State Street; thence North 89°57'10" West along the south line of the Northwest 1/4 of said Northeast 1/4, 1261.06 feet; thence North 00°21'02" West along the aforesaid west line of the Northeast 1/4, 770.04 feet to south right of way line of Independence Avenue; thence North 67°46'11" East along said south right of way line, 34.14 feet to a point on a curve; thence northeasterly 308.63 feet along the arc of said curve to the left, whose radius is 834.98 feet and whose chord bears North 57°12'35" East, 306.88 feet to the westerly right of way of said West State Street; thence North 44°34'08" West, 170.05 feet; thence North 45°27'12" West along the aforesaid west right of way line, 242.92 feet to the west line of the Northeast 1/4 of Section 18; thence North 42°23'06" East, 105.07 feet to the Point of Beginning.

Containing 58.0670 acres (2,529,400 square feet) more or less.

The petitioned area will be zoned R-2 Low Density Mixed Residential.

The purpose of the public hearing is to hear those persons who wish to express their opinions for or against the requested annexation, rezoning and official map revision.

A map and legal description of the parcels can be viewed at the Department of Planning and Zoning (262-673-8272) by appointment, 109 N. Main Street, Monday – Friday between the hours of 7:30 a.m. and 4:30 p.m.

Dated this 30<sup>th</sup> day of January 2026.

Shanna Kreilkamp, City Clerk  
City of Hartford

**Public Notice - Annexation of T6\_037800Z and T6\_016100A  
Properties w/in 200 Ft Created 1/20/26**

<b>TAXKEY</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
36_1802001014	DREAM CENTER PROPERTIES LLC	1190 WESTERN DR	HARTFORD	WI	53027
T6_016100A, T6_037800Z	JAMES E & JANICE RETTLER REVOCABLE TRUST	1500 W STATE ST	HARTFORD	WI	53027-0000
36_1802001015	WIND RE LLC	1550 INNOVATION WAY	HARTFORD	WI	53027
36_1802005004	KBGF PROPERTIES LLC	1665 INDEPENDENCE AVE	HARTFORD	WI	53027-0000
36_1802005004	KBGF PROPERTIES LLC	1667 INDEPENDENCE AVE	HARTFORD	WI	53027
36_0704001003, 36_0704001004	LANGENECKER PROPERTY MANAGEMENT LLC	1668 W STATE ST	HARTFORD	WI	53027
36_0704001003	LANGENECKER PROPERTY MANAGEMENT LLC	1724 W STATE ST	HARTFORD	WI	53027
36_0703001005	DONE IS DONE LLC	1885 W STATE ST	HARTFORD	WI	53027
36_1801003003, T6_038000X, T6_037700Z	ALLAN & DELORES RETTLER	269 W STATE ST	HARTFORD	WI	53027-0000
36_1802001015	WIND RE LLC	309 HIGHLAND AVE	THERESA	WI	53091
T6_0158, T6_0159, T6_0160, T6_0162	LARRY SCHMIDT JT REV TR, BARBARA SCHMIDT JT REV TR	4125 CTY HWY U	HARTFORD	WI	53027
T6_016100E	C&D STORAGE LLC	6008 EAGLE POINT RD	HARTFORD	WI	53027
36_1802005009	DONE IS DONE LLC	6563 LASLEY SHORE DR	WINNECONNE	WI	54986



**TONY EVERS**

GOVERNOR

**KATHY BLUMENFELD**

SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview>

January 21, 2026

PETITION FILE NO. 14828

SHANNA KREILKAMP, CLERK  
CITY OF HARTFORD  
109 N MAIN ST  
HARTFORD, WI 53027-1521

PAMELA BEINE, CLERK  
TOWN OF HARTFORD  
3360 COUNTY ROAD K  
HARTFORD, WI 53027-9370

Subject: RETTLER REVOCABLE TRUST ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF HARTFORD to the CITY OF HARTFORD (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of February 10, 2026. Direct any questions and comments to Bradley Vowels-Katter at (608) 261-6097. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

**Bradley T. Vowels-Katter**

Municipal Boundary Review – DOA

Direct (608) 261-6097

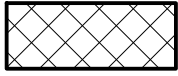
[bradley.vowelskatter@wisconsin.gov](mailto:bradley.vowelskatter@wisconsin.gov)

<http://doa.wi.gov/municipalboundaryreview>

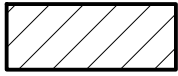
Enclosures: Annexation Questionnaire



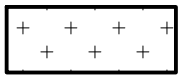
**LEGEND**



CITY OF HARTFORD

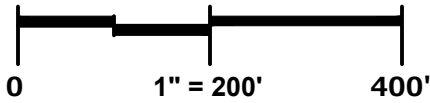


TOWN OF HARTFORD



LAND TO BE ANNEXED

**GRAPHICAL SCALE (FEET)**



UNPLATTED LANDS

TAX KEY # 0160

TOWN OF HARTFORD

UNPLATTED LANDS

TAX KEY # 0159

UNPLATTED LANDS

TAX KEY # 0158

S89°52'33"E 659.68'

N00°28'14"W 1315.93'

S00°28'40"E 1314.78'

UNPLATTED LANDS

TAX KEY # 0162

TOWN OF HARTFORD

**TAX KEY NO.  
T6 016100A**

LAND TO BE ANNEXED  
TO THE CITY OF HARTFORD

UNPLATTED LANDS

TAX KEY # 016100E

TOWN OF HARTFORD

UNPLATTED LANDS  
TAX KEY # 0704001004

LOT 1 - C.S.M. NO. 6551

TAX KEY # 0704001003

CITY OF HARTFORD

S89°58'35"E  
71.31'

S89°58'35"E 588.53'

SW CORNER,  
SE 1/4 SEC. 7,  
(NW CORNER,  
NE 1/4 SEC. 18)  
T10N, R18E - P.O.C.

P.O.B. 1

N42°23'06"E  
105.07'

N45°21'12"W  
242.92'

N44°34'08"W  
170.05'

**(PART OF) TAX KEY  
NO. T6 037800Z**

LAND TO BE ANNEXED  
TO THE CITY OF HARTFORD

**2,529,400 SQ. FT.  
58.0670 ACRES**

CITY OF HARTFORD

TAX KEY # 1802005008

S00°21'02"E 548.31'

OUTLOT 1  
C.S.M. NO. 4768

S00°21'02"E 770.04'

INDEPENDENCE  
AVENUE

WEST LINE OF THE NE 1/4 SEC. 18, T10N, R18E  
S00°21'02"E 2636.69'

N00°21'02"W 770.04'

L=308.63'  
RADIUS=834.98'  
N57°12'35"E  
CHORD=306.88'

N67°46'11"E  
34.14'

WEST STATE STREET  
COUNTY TRUNK HIGHWAY "N"

UNPLATTED LANDS

TAX KEY # 037700Z

TOWN OF HARTFORD

S00°19'27"E 1224.82'

**(PART OF) TAX KEY  
NO. T6 037800Z**

LAND TO BE ANNEXED  
TO THE CITY OF HARTFORD

CITY OF HARTFORD

LOT 2 - C.S.M. NO. 5726

TAX KEY # 1802001015

N89°57'10"W 1261.06'

CITY OF HARTFORD

UNPLATTED LANDS

TAX KEY # 1801003004

SW CORNER,  
NE 1/4 SEC. 18  
T10N, R18E

S00°21'02"E  
1318.34'

S31°26'32"W  
110.19'

**EXHIBIT**

**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

**SHEET 1 OF 2**  
WWW.PINNACLE-ENGR.COM

**PLAN | DESIGN | DELIVER**  
PEG JOB#6624.00

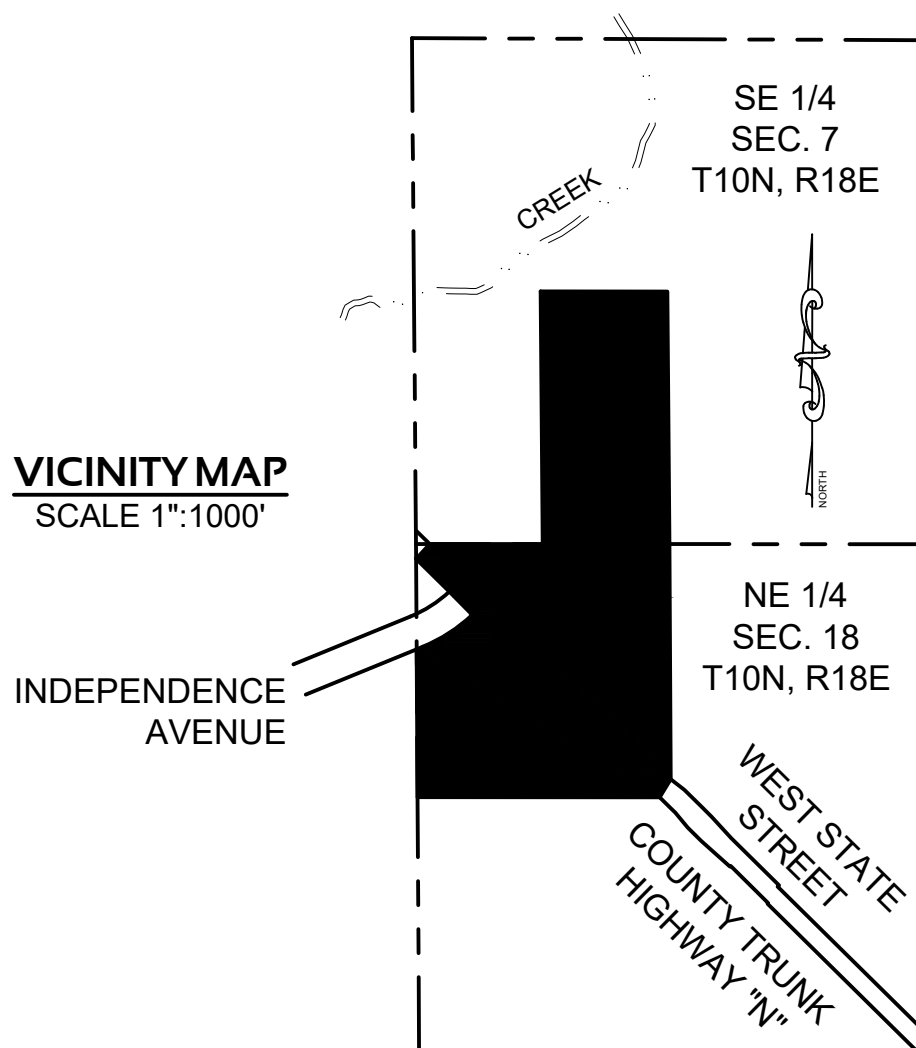
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01/14/2026

**LEGAL DESCRIPTION OF LAND TO BE ANNEXED TO THE CITY OF HARTFORD:**

Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 7 and a part of the the Northwest 1/4 of the Northeast 1/4 of Section 18, all in Township 10 North, Range 18 East, Town of Hartford, Washington County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southeast 1/4 of said Section 7, thence South 89°58'35" East along the south line of said Southeast 1/4, 71.31 feet to the easterly right of way line of West State Street - County Trunk Highway "N" and the Point of Beginning;

Thence continuing South 89°58'35" East along said south line, 588.53 feet to the west line of the East 1/2 of the Southwest 1/4 of said Southeast 1/4; thence North 00°28'14" West along said west line, 1315.93 feet; thence South 89°52'33" East along the north line of the Southwest 1/4 of said Southeast 1/4, 659.68 feet; thence South 00°28'40" East along the east line of the Southwest 1/4 of said Southeast 1/4, 1314.78 feet; thence South 00°19'27" East along the east line of the Northwest 1/4 of the Northeast 1/4 of said Section 18, 1224.82 feet to the aforesaid easterly right of way line of West State Street; thence South 31°26'32" West, 110.19 feet to the westerly right of way of said West State Street; thence North 89°57'10" West along the south line of the Northwest 1/4 of said Northeast 1/4, 1261.06 feet; thence North 00°21'02" West along the aforesaid west line of the Northeast 1/4, 770.04 feet to south right of way line of Independence Avenue; thence North 67°46'11" East along said south right of way line, 34.14 feet to a point on a curve; thence northeasterly 308.63 feet along the arc of said curve to the left, whose radius is 834.98 feet and whose chord bears North 57°12'35" East, 306.88 feet to the westerly right of way of said West State Street; thence North 44°34'08" West, 170.05 feet; thence North 45°27'12" West along the aforesaid west right of way line, 242.92 feet to the west line of the Northeast 1/4 of Section 18; thence North 42°23'06" East, 105.07 feet to the Point of Beginning.



## **Executive Summary**

Ordinance No: \_\_\_\_\_

**TITLE:** Petition for Direct Annexation by Unanimous Consent submitted by Winter Park Builders, (registered agent Scott Simon) for approximately 58.0670 acres located at Tax Keys: T6-037800Z and T6-016100A in the Town of Hartford.

### **BACKGROUND:**

Winter Park Builders is looking to annex 2 parcels (Tax Keys: T6-037800Z and T6-016100A) into the City of Hartford. These 2 parcels will be part of a potential residential development that will incorporate the City owned HADC parcel. T6-037800Z and T6-016100A are comprised of 58.0670 acres of land.

### **ANALYSIS:**

Configuration: The petitioned area, as legally described, is contiguous to the City of Hartford on the East and South side.

Petition Accuracy: The petition and legal description do not appear to have any discrepancies.

Status of Public Improvements: Sewer, water, and electric services will be available to the petitioned area.

Valuation Impact: T6-037800Z has an assessed value of 332,000 in 2025. T6-016100A has an assessed value of \$5,800 in 2025. Pursuant to State Statutes, the City would be required to pay the Town of Hartford's Town taxes on T6-037800Z and T6-016100A for five (5) years (approximately \$467.82 for T6-037800Z per year and \$8.17 for T6-016100A per year).

Need: The proposed annexation would allow the property owners to extend development from the City owned HADC parcel. The annexation of the property will also allow for the inclusion of the land into a possible new TID.

School Service Impact: The annexation could allow for a residential development that could potentially bring up to 250 students to the district.

Other Service Costs: The annexation would have minimal impact on Protective Services (police, fire, EMS), as it is already covered by the City's protective services.

Consistency of Land Use and Zoning: In 2026, the City of Hartford will undergo a complete rewrite of its Comprehensive Plan that will incorporate the proposed development into the future land use plan.

Relation to Sanitary Sewer Service Boundary: The subject property lies within the City of Hartford's adopted 20-year sanitary sewer service boundary.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the petition for Direct Annexation by Unanimous Consent submitted by Winter Park Builders for approximately **58.0670 acres located at Tax Keys: T6-037800Z and T6-016100A** in the Town of Hartford.

**Prepared By:** Jacob G. Maas 02/06/2026  
Jacob Maas, CFM Date  
City Planner/Director of Community Development

**Approved By:** Steve Volkert 2/6/26  
Steve Volkert Date  
City Administrator

ROUTING: JOINT PLAN COMMISSION February 9, 2026  
PLAN COMMISSION March 9, 2026  
COMMON COUNCIL March 24, 2026