

through WPPI (free of charge) to verify our position and ensure that our rate structure was roughly in alignment with Slinger's.

2. Walmart, Walmart, Walmart

In response to mounting requests for information, this is as much as I know for certain. Last year I spoke to Gary Doll about a proposed sale of his farmland immediately west of the United Coop building on the north side of Highway 60 West. He indicated he had a very attractive offer from Polachek Realty to sell the front 33 acres, and he was anxious to conclude the deal. He asked if the City had objection to a big box store with an attached grocery store. I told him the area was shown as industrial on our Land Use Plan, but that staff was already looking at recommending some of this acreage be switched to commercial. He said he was very happy to hear this, and he intended to conclude the deal.

About six months ago we received a call from an engineering firm from Tennessee asking about development of a big box store, grocery store, and self-serve gas station on the same site.

Since that time we have been told by numerous third parties that Walmart has exercised an option on this site to build a Walmart with grocery.

Last week the City Planner met with surveyors and engineers representing a "large commercial retail interest" to discuss zoning issues and the political climate in the City. The engineers claimed they were not at liberty to disclose the name of the retailer unless it was absolutely necessary. (So Justin didn't pursue it. I must talk to that boy!) But the meeting left no doubt that Walmart is preparing to seeking annexation and development of the site. They indicated the possibility of petitioning for annexation in April, which we strongly advised them not to do, given the upcoming local elections, in order to avoid making the development a political ~~hot potato~~. It is likely the company will make an appearance before the Planning Commission before that time. We gave the engineers a copy of our "big box" ordinance governing construction quality for large commercial buildings, and we reviewed the zoning process with them.

3. Otto Drive Opens

The developers of Kissel Ridge, with a lot of help from Mother Nature, have completed the new Otto Drive connection to Highway 60 East, which will provide a second entrance into Kissel Ridge, and will allow the development of the Kissel Ridge Amendment area to commence. Under the terms of the agreement reached with the Town of Hartford, the opening of Otto Drive requires the Town to allow passage of vehicles into Kissel Ridge along the western leg of Wayside Drive. The agreement also transfers maintenance responsibility of this western spur road to the City of Hartford.

Weekly
Memo
From
City Admin.
to Allelected
Officials
11/27/03