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5 housing developments move ahead; [Metro Edition]

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Abstract (Document Summary)

[Jacki Lokken], who is not a member of the Plan Commission, voiced her concern over a nine-lot extension of the Settlement Ridge development, near her home on Cleveland Ave.

"This would be the completion of Settlement Ridge as we have always intended. It just took time to acquire the land," Settlement Ridge developer Kevin Dittmar said.

William Ripp, the city's engineer, said the flooding of the park could be alleviated by opening drain tiles placed in the park 40 years ago, and that the retention pond and sewer system of Settlement Ridge was originally designed with the additional nine lots in mind, so they would be able to handle extra water flow.

Full Text (636 words)

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5 housing developments move ahead

But residents raise concerns over traffic, flooding before Hartford Plan Commission

By ERIN R. SMITH Special to the Journal Sentinel

Wednesday, March 13, 2002

Hartford -- Hartford planners have given their blessing to five housing developments that together would add more than 280 housing units to the city, but not before hearing concerns from residents who see the city growing too fast.

The Plan Commission, at a meeting Monday, reviewed several developments, including:

-- Safe Farms, a 105-unit single family development in the area of Independence Park. The commission approved a

preliminary plat of the development.

-- A plan by Dove Group Inc. to develop 102 mixed-development housing units on 75 acres south of Highway 60 between Birch Lane and W. Monroe Ave. The commission approved an annexation and zoning for the land.

-- Royal Crest, a development of 31 housing units that would be designed for people with physical disabilities. The commission approved a development plan and permits for the subdivision, at Cleveland Ave. and Airport Drive.

-- A plan to add more than 40 housing units north of Rettler Farm Estates. The commission approved annexing more than 16 acres and set zoning for the area. Rettler Farm, on the northwest part of the city, already has produced more than 100 building permits.

-- An additional nine lots for the existing Settlement Ridge development.

Dave Reeve, a resident of a neighborhood near two of the proposed housing developments, voiced his concern over an increase in traffic.

"We keep building, but the only main way to get in and out of the city is Highway 60," he said.

"We do hear your concerns, but we're still working on it," Mayor Scott Hanke said.

To create reliever routes out of the city, Hanke said, the Town of Polk, Town of Hartford and Village of Slinger all have to agree to extend access on roads, such as Arthur Road. In addition, other land developments, such as the Western Hills housing plan, would extend thoroughfares, helping to alleviate traffic concerns, he said.

It was the smallest development of the group, Settlement Ridge, that produced the most opposition.

"I ask the Plan Commission to listen to the taxpayers and stop approving developments," Ald. Jacki Lokken said.

Lokken, who is not a member of the Plan Commission, voiced her concern over a nine-lot extension of the Settlement Ridge development, near her home on Cleveland Ave.

"This would be the completion of Settlement Ridge as we have always intended. It just took time to acquire the land," Settlement Ridge developer Kevin Dittmar said.

Homeowners along Cleveland Ave. expressed their concern over current flooding in their backyards and in Woodlawn Union Park. Development of the nine lots would exacerbate the flooding, they said.

"My concern is with the Elm St. cul-de-sac. If it's not kept at the grade it is, my backyard will become a pond," Cleveland Ave. resident Roy Neitzel said. "When it rains, our backyards flow with a river that leads to the park, where the trees are already covered in water."

Commission member Thomas Black was the only naysayer Monday night, taking the opposing side on two votes, including a conditional use permit for Settlement Ridge. His concern focused on proving that further development would not affect the water level for surrounding homes.

"No way, you don't get anything done until you can prove the water will not be a problem," he said.

William Ripp, the city's engineer, said the flooding of the park could be alleviated by opening drain tiles placed in the park 40 years ago, and that the retention pond and sewer system of Settlement Ridge was originally designed with the additional nine lots in mind, so they would be able to handle extra water flow.

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