

DRAFT MINUTES OF MEETING
TOWN OF HARTLAND PLAN COMMISSION

APRIL 10, 2023

1. Call to order.

The meeting was called to order by Chairman Riehl at 5:00 p.m. on Monday, April 10, 2023, at the Hartland Town Hall, W3454 County Road BE, Bonduel, Wisconsin.

	<u>Plan Commission Members</u>	<u>Staff</u>
<u>Present:</u>	Tom Riehl, Chairman Dave Bohm Peter Schmidt Bill Dittman Scott Schara Tom McClone	Jeff Kussow, Zoning Administrator

Excused: Rodney Woldt

2. Verification of meeting posting.

Notice of meeting was properly posted at the Hartland Town Hall and Town website

3. Motion to deviate from the order of agenda if deemed necessary.

Motion by Schmidt, seconded by Bohm, to deviate from the order of agenda if deemed necessary. Motion carried unanimously (6-0).

4. Approval of meeting minutes from October 10, 2022 meeting.

Motion by Schmidt, seconded by McClone, to approve the minutes as presented. Motion carried unanimously (6-0).

5. Public hearing on Comprehensive Plan/Future Land Use Plan Map Amendment; Amend future land use category of tax parcel number 022-16130-0010 (N3975 Greenwood Lane) from "Agriculture" to "Commercial" future land use category.

Zoning Administrator Kussow provided background information and described the application/request.

Public Comment:

- Jessie Rankin, Village of Bonduel Director of Municipal Operations: Explained that the Village of Bonduel has no plans for maintenance or upgrades to the portion of Greenwood Lane which provides access to this property. Deterioration of Greenwood Lane is possible due to semi-truck traffic accessing the subject property.

- Eli Hochstetler: Questioned allowance/requirements for new culvert to address stormwater issues on/nearby subject property. Town & Rankin agreed that a new culvert may be allowed if Town and Village agree on placement, design, etc.

6. Public hearing on zoning map amendment (rezoning); Rezone tax parcel number 022-16130-0010 (N3975 Greenwood Lane) from Farmland Preservation District to Commercial General District.

Zoning Administrator Kussow provided background information and described the application/request.

Public Comment: None; see public comment for agenda item 5.

7. Discussion and recommendation on Comprehensive Plan/Future Land Use Plan Map Amendment and Resolution No. 2023-01; Amend future land use category of tax parcel number 022-16130-0010 (N3975 Greenwood Lane) from "Agriculture" to "Commercial" future land use category.

Motion by Schara, seconded by Riehl, to recommend approval of the Comprehensive Plan/Future Land Use Plan Map Amendment, amending the future land use category of tax parcel number 022-16130-0010 (N3975 Greenwood Lane) from "Agriculture" to "Commercial" future land use category, and Resolution No. 2023-01. Motion carried unanimously (6-0).

8. Discussion and recommendation on zoning map amendment (rezoning); Rezone tax parcel number 022-16130-0010 (N3975 Greenwood Lane) from Farmland Preservation District to Commercial General District.

The Commission questioned applicant on frequency of semi-truck traffic to/from the subject property. Eli Hochstetler stated he anticipates approximately one (1) semi-truck delivery per week.

Commissioner Bohm stated that he would like the final development plans submitted to the Commission for informal review/recommendation prior to final approval.

Motion by Schara, seconded by McClone, to recommend approval of rezoning tax parcel number 022-16130-0010 (N3975 Greenwood Lane) from Farmland Preservation District to Commercial General District. Motion carried unanimously (6-0).

9. Review, discussion and possible action on updates to Town Farmland Preservation Plan Map for Shawano County Farmland Preservation Plan update

Zoning Administrator Kussow explained that Shawano County is updating the County Farmland Preservation Plan, which is required to be updated every 10 years. Kussow explained that the Town of Hartland worked with the County in 2013 to create a Farmland Preservation Plan Map, which is the first step in maintaining eligibility for participation in the state's farmland preservation program. Participation in the state's farmland preservation program provides the opportunity for eligible landowners within the Town to claim a \$5.00 to \$10.00 per acre farmland preservation tax credit on their income tax return in exchange for keeping the land in agricultural use and achieving state soil and water conservation standards. Kussow explained that as part of this County Farmland Preservation Plan update process, the Town's Farmland Preservation Plan Map needs to be reviewed and updated to identify/map areas within the Town planned for farmland preservation which would include parcels

that are currently being used for agricultural and agricultural-related purposes, and are expected to remain as such for at least the next 15 years. Kussow explained that Shawano County is requesting the Town to review the 2013 Farmland Preservation Plan Map and note any changes between the two categories (i.e., “Farmland and Forest Preservation” and “Other Unincorporated Areas”).

The Commission discussed the farmland preservation program and the 2013 process. The Commission discussed various specific properties that may need to be added or removed from the “Farmland and Forest Preservation” designation. Kussow and the Commission identified errors and inconsistencies between the current Town Farmland Preservation Plan Map and Town Zoning Map.

The Commission decided to table this matter for review at the May 8th Plan Commission meeting to allow for Commissioners to further review the map and consult with various property owners.

10. Public comments.

None

11. Committee comments.

Commissioner McClone questioned if a Town zoning permit or building permit were issued for a “Swiss chalet”-style building at W3675 E Slab City Rd. Commissioner Schara and Jeff Kussow stated that they did not issue a zoning permit. Jeff Kussow will review and follow up, as necessary.

12. Any other new business.

None

13. Set Next Meeting Date and Time.

Next Plan Commission meeting is scheduled for May 8, 2023 at 6:00 p.m.

14. Adjourn.

Motion by Schmidt, seconded by Dittman, to adjourn. Motion carried unanimously (6-0)

Respectfully submitted: Jeff Kussow, Zoning Administrator