

# TOWN OF HARTLAND

## NOTICE OF MEETING

### COMMITTEE: PLANNING COMMISSION

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**DATE:** December 17, 2013

**TIME:** Immediately following the  
Town Board meeting starting at 7:00 p.m.

**MEMBERS:** Marlin Noffke, Al Tauchen, Mark Mitchell, Tom McClone, Bob Woldt, Bill Dittman, and Scott Schara. **Kevin Watermolen and Matt Maroszek were residents in attendance.**

**PLACE:** Hartland Town Hall

**The Town of Hartland Planning Commission may discuss and take action on any of the agenda items listed below:**

### AGENDA

1. Call to order. **Scott called meeting to order at 7:45 p.m.**
2. Verification of meeting posting. **Posted at new town hall, old town hall, Bonduel State Bank – verified by Marlin.**
3. Motion to deviate from the order of agenda if deemed necessary. **Motion by Bob, second by Bill – approve to deviate.**
4. Public comments. **None.**
5. Approval of the minutes from November 19 meeting. **Marlin read minutes from meeting. Motion by Bob, seconded by Bill.**
6. Len Severinsen Conditional Use Permit application. **In 2002, Len rezoned his property and obtained a CU from the county. The CU was thought to be for his 3 family dwelling. Upon receipt of the actual documents from Len, the prior CU was for a Bed and Breakfast. The unit is located about ¼ mile to the west of Doc's on the north side of Highway 29 – it is a large yellow building. The property address is N3522 Broadway Rd. Since we now have our own zoning, the issue of what to do is on the table – because Len's bank wants a resolution for his refinance request. The property is zoned Residential under the Town's Zoning Ordinance. Because the use is for three families, it is allowed as a CU under the ZO. Section 4.0 of the ZO discusses the process of obtaining a Town CU. Because the grandfather provision of the ZO will not apply, the PC will need to grant a Town CU, adding our own conditions – this would require the PC to follow Sections 4.1 (4), (6), and (7), followed by a public hearing.**
7. Discussion on FP map approved by County vs. Town of Hartland FP map in its Comprehensive Plan. **After much discussion, it was decided that the ZA administrator write a letter to Steve Kunst asking for the county to agree that the FP Plan map will not be construed as zoning, nor used for future zoning decisions, other than decisions related to**

changing non FP to FP. This agreement would match the period of the DATCP approval period. Assuming we get a favorable response from the county, we are in agreement that a public hearing would then be the next step vs. a vote by the PC or TB.

8. Discussion regarding cell tower ordinance and fees. Our ZO does not apply to this situation, as currently written. Our current town ordinance cannot be located. The TB will make a decision as to whether to adopt a separate resolution regarding cell towers in the future.
9. Committee Comments. None.
10. Any other new business. None.
11. Set Next Meeting Date and Time. Will be for the Severinsen CU public hearing.
12. Adjourn. Bob moved adjourn; Tom seconded. Meeting ended at 9:25 p.m.

**NOTICE OF MEETING:**

**Posting Date:** December 13, 2013

**Place:** Hartland Town Hall, Bonduel State Bank, and Premier Bank Bonduel

Scott Schara

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Hartland Zoning Administrator or his designee who posted notices

cc: Committee Members