

**TOWN OF HARTLAND  
Plan Commission  
Minutes of Meeting**

**July 10, 2023**

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**1. Call to order.**

The meeting was called to order by Chairman Bohm at 6:00 p.m. on Tuesday, July 10, 2023, at the Hartland Town Hall, W3454 County Road BE, Bonduel, Wisconsin.

	<u>Plan Commission Members</u>	<u>Staff</u>
<u>Present:</u>	Dave Bohm, Chairman Peter Schmidt Tim Leitermann Bill Dittman Tom McClone Kevin Watermolen	Jeff Kussow, Zoning Administrator

Excused: Scott Schara

**2. Verification of meeting posting.**

Notice of meeting was properly posted at the Hartland Town Hall, in the Shawano Leader, and on the Town website.

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

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

**4. Approval of minutes of the May 23, 2023 Plan Commission meeting.**

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

**5. Public/Committee Comments**

Commissioner Schmidt stated that he is recusing himself from agenda items 6c and 7c due to conflict of interest.

## 6. Public Hearing(s)

- a. **Public hearing on Conditional Use Permit No. 2023-102; Johnnie P Miller Vendee; Establishment of “Indoor Storage and Wholesaling” land use; Tax Parcel No. 022-27430-0000; W3446 Swamp Road**

Zoning Administrator Kussow provided a brief summary of the application and proposed project.

No public comments

- b. **Public hearing on Conditional Use Permit No. 2023-103; Eli & Rosemary Hochstetler; Expansion of a “Single Family Residence Accessory to a Business Use” conditional use; Tax Parcel No. 022-16130-0010; N3975 Greenwood Lane**

Zoning Administrator Kussow provided a brief summary of the application and proposed project.

No public comments

- c. **Public hearing on Rezoning Permit No. 2023-RZ-102; Schmidts Ponderosa LLC; Rezone a portion of Tax Parcel No. 022-29410-0000 (N3105 State Highway 47) and a portion of Tax Parcel No. 022-29140-0020 (3.01 acres total) from the Farmland Preservation (FP) District to the Agricultural and Forestry General (AFG) District**

Zoning Administrator Kussow provided a brief summary of the application and proposed project.

Paul Schmidt (applicant) – Provided a brief explanation of reason for rezoning request.

Bob Leisner – Questioned the location of the property. Paul Schmidt explained location.

## 7. Business/Action Item(s):

- a. **Consideration of Conditional Use Permit No. 2023-102; Johnnie P Miller Vendee; Establishment of “Indoor Storage and Wholesaling” land use; Tax Parcel No. 022-27430-0000; W3446 Swamp Road**

Zoning Administrator Kussow provided a summary of the application and proposed project. Plan Commission and the applicant, Johnnie Miller, discussed outdoor storage needs and shipping logistics. Plan Commission discussed the recommended conditions outlined in the staff report.

Motion by Schmidt, seconded by Watermolen, to approve Conditional Use Permit No. 2023-102 with the following conditions:

1. The project shall comply with all applicable local, state, and federal codes/ordinance. It is the applicant's responsibility to ensure compliance with all applicable county, state, and federal codes/ordinances.
2. Outdoor storage of products, materials, or finished "mini barns"/sheds associated with the "Indoor Storage and Wholesaling" land use or Lakeshore Mini Barns, LLC, shall be limited to four (4) units and shall be located behind (on the north side) of the subject 40' x 56' storage shed/shop. (Storage may also occur within other existing accessory storage buildings/sheds on the subject property)
3. There shall be no retail sales conducted on-site.
4. Any substantial changes or additions to the site and/or building requires the issuance of a new Conditional Use Permit in accordance with the requirements of the Town of Hartland Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Zoning Administrator.

Motion carried unanimously (6-0).

**b. Consideration of Conditional Use Permit No. 2023-103; Eli & Rosemary Hochstetler; Expansion of a "Single Family Residence Accessory to a Business Use" conditional use; Tax Parcel No. 022-16130-0010; N3975 Greenwood Lane**

Zoning Administrator Kussow provided a summary of the application and proposed project.

Motion by Leitermann, seconded by Dittman, to approve Conditional Use Permit No. 2023-103 with the following conditions:

1. The project shall comply with all applicable local, state, and federal codes/ordinance. It is the applicant's responsibility to ensure compliance with all applicable county, state, and federal codes/ordinances.
2. Any substantial changes or additions to the site and/or building requires the issuance of a new Conditional Use Permit in accordance with the requirements of the Town of Hartland Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Zoning Administrator.

Motion carried unanimously (6-0).

**c. Consideration and recommendation on Rezoning Permit No. 2023-RZ-102; Schmidts Ponderosa LLC; Rezone a portion of Tax Parcel No. 022-29410-0000 (N3105 State Highway 47) and a portion of Tax Parcel No. 022-29140-0020 (3.01 acres total) from the Farmland Preservation (FP) District to the Agricultural and Forestry General (AFG) District**

Zoning Administrator Kussow provided a summary of the application and proposed project.

Motion by McClone, seconded by Watermolen, to recommend approval of Rezoning Permit No. 2023-RZ-102.

Motion carried (5-0); Schmidt abstained.

**d. Consideration and recommendation on updated Town of Hartland Fee Schedule**

Chairman Bohm explained proposed updates to the Town of Hartland Fee Schedule to offset zoning administration and application review costs. Zoning Administrator Kussow suggested making the fee for “Structures/Improvements  $\geq$  200 Sq Ft” the same as the fee for “Commercial/Non-Residential” since it is sometimes difficult to differentiate between a residential accessory building and agricultural accessory building on Town properties in which both residential and agricultural uses exist. Plan Commission discussed the proposed updates.

Motion by Schmidt, seconded by Watermolen, to recommend adoption of the proposed updated Town of Hartland Fee Schedule, subject to making the fee for “Structures/Improvements  $\geq$  200 Sq Ft” the same as the fee for “Commercial/Non-Residential”.

Motion carried unanimously (6-0).

**8. Other Item(s):**

**a. Update(s) on Zoning Violation(s)**

Zoning Administrator Kussow stated that the E Slab City Rd zoning violation has been addressed and a Zoning Permit for the subject structure will be issued.

**9. Set Next Meeting Date and Time.**

Next Plan Commission meeting is scheduled for September 11, 2023, at 6:00 p.m..

**10. Adjourn.**

Motion by Schmidt, seconded by Watermolen, to adjourn.

Motion carried unanimously (6-0)

Meeting adjourned at 6:52 p.m.

Respectfully submitted: Jeff Kussow, Town Zoning Administration