

Langlade

County

Wisconsin



Langlade County Board of Supervisors

800 Clermont Street • Antigo, WI 54409

www.co.langlade.wi.us • 715-627-6200 • Fax 715-627-6303

Langlade County Board: Water and Land Use Committee & Land Conservation Committee

Committee Members:

Rick Bina
Chair

Doug Curler
Vice - Chair

Chet Haatvedt

Justin Sorano

Jeff Wickersheim

Notice of Meeting

DATE: Tuesday, December 17, 2024

TIME: 5:30 p.m.

PLACE: County Board Room, Safety Building, 840 Clermont Street, Antigo WI

Notice: A quorum of the Langlade County Board and various County Board committees may be present at this meeting. No business will be discussed nor any action taken by the Langlade County Board or any other County Board committee, other than the committee listed on this notice. It is anticipated that discussion and action may occur regarding all items posted on this agenda.

Agenda

The Chairperson shall determine the order that agenda items are considered.

1. Conduct Roll Call
2. Call the meeting to order at 5:30 pm
3. Recite the Pledge of Allegiance
4. Approve previous meeting minutes

Water and Land Use

5. Public Hearing.....
 - a. 5:30 P. M. Petition for Zoning Amendment # 1075 by Peter Solin Jr., W8845 E 10th Ave., Antigo, WI 54409
 - b. 5:45 P.M. Petition for Zoning Amendment # 1076 by Russell & Paula Sorano, 917 Fulton St., Antigo, WI 54409

7. Department Updates

Land Conservation

8. Department Update
9. WI Land & Water Vote
10. County Administrator Update
11. Schedule next meeting
12. Adjourn meeting

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Ms. Judy Nagel, Langlade County Clerk, 800 Clermont Street, Antigo, WI 54409. Telephone: (715) 627-6200.

Approved on December 9, 2024 by:

RICK BINA, CHAIRMAN

Notice of Posting: December 9, 2024



MEETING MINUTES

Committee: Joint Water & Land Use Planning & Land Conservation Solid Waste Committees
Date: Tuesday, September 24, 2024
Time: 3:30 p.m.
Location: County Board Room, Lower Level of the Safety Building, 840 Clermont Street

The following discussion was held by the Committee at the meeting detailed above:

1. **The meeting was called to order at 3:30 p.m.** by Chairman Bina.
2. **Roll call was conducted.** Motion by Haatvedt, second by Sorano to excuse Curler and Wickersheim. All ayes, motion carried.

Water & Land Use Planning and Land Conservation Committee

Name	Role	Status
Rick Bina	Chair	Present
Justin Sorano	Member	Present
Chet Haatvedt	Member	Present
Jeff Wickersheim	Member	Absent
Doug Curler	Member	Absent

Non-Committee Members Present

Name	Interest
Duane O. Haakenson	Zoning Administrator
Chris Arrowood	Land Conservationist
Jordan Bahr-Bender	Assistant Zoning Administrator
Katie Bahr-Bender	Conservation Technician
Amber Ryan	Conservation Specialist
Becky Rank	Deputy County Clerk/Recording Secretary

3. **The Committee recited the Pledge of Allegiance:**
4. **Approve previous meeting minutes:** Motion by Haatvedt, second by Sorano to approve the previous meeting minutes of August 27, 2024. All ayes, motion carried.

Water and Land Use

5. **Public Hearing.....**
 - a. **3:30 P. M. Petition for Zoning Amendment # 1072 by Calvin & Mary Yoder W15956 State Hwy 64, Gilman, WI 54433:** See below
 - b. **3:45 P.M. Petition for Zoning Amendment # 1073 by Michael & Kyle Zinda N722 North St., Phlox, WI 54464:** See below
 - c. **4:00 P.M. Petition for Zoning Amendment # 1074 by Evergreen Dairy Resort LLC N427 Evergreen Rd., Antigo, WI 54409:** See below
6. **Department Updates:** Zoning Administrator Haakenson presented the Committee with a written report. Haakenson stated he is working with Forestry and Clerk Judy Nagel on finalizing the 2024 Langlade County Plat Book for Print, working with Ayres on the Aerial Photo Project and Lidar for 2025. Haakenson noted GIS Lyndsey Tyznik started on September 9, 2024, and unfortunately, she has resigned due to personal reasons. Haakenson will work with HR on filling the vacant position. In October there will be a 3-day training session with Catalis Software to go over permitting needs. September 25-26 Haakenson and J. Bahr-Bender will be

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, September 24, 2024
Time: 3:30 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #1072

The following are the Minutes of the Public Hearing, held by the Committee at the meeting detailed above:

Hearing called to order at 3:32 P.M.

Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Rick Bina	Chairman	Present
Justin Sorano	Member	Present
Chet Haatvedt	Member	Present
Doug Curler	Member	Absent
Jeff Wickersheim	Member	Absent
Non-Committee Members Present		
Name	Interest	
Duane O. Haakenson	Zoning Administrator	
Chris Arrowood	Land Conservationist	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Katie Bahr-Bender	Conservation Technician	
Amber Ryan	Conservation Specialist	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Calvin Yoder	Applicant	

3:30 P.M. Petition for Zoning Amendment # 1072 by Calvin & Mary Yoder, W15956 State Hwy 64, Gilman, WI 54433 Applicant, FROM: A-2 with Farmland Preservation TO: Agricultural /Forest/ Residential District (AFR) Land as being a 3-acre building site in Pt. NE NE Sec 9 T31N R12E (Parcel # 022-0129), Town of Polar

Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 09/11/2024 and 09/16/2024 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Polar Town Chairman, Polar Town Clerk, and those persons owning property within 300 ft of the described parcel.

Haakenson presented the Committee with the findings of fact, aerial photos, and a locational map of the area. Haakenson stated the parcel is located on the West side of Polar Road, West of State Hwy 64, East of County Road S. Surrounding Zoning: North, A2 with Farmland Preservation; East, Forestry with Farmland Preservation; South, A2 with Farmland Preservation; West, Forestry, and A2 with Farmland Preservation. The site plan showing the house location was given to the Committee. A soil test is on file, stating it is good for a conventional septic system. Application for a Rural Address on file.

There being no further questions for Haakenson, Chairman Bina called the applicant(s) forward and was sworn in. Applicants stated their name(s) as Calvin E. Yoder.

- a. Chairman: What are you looking to do?
- b. Yoder: We would like to rezone 3 acres for a barndominium.
- c. Chairman: This is raw land with nothing on it, no driveways?

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, September 24, 2024
Time: 3:45 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #1073

The following are the Minutes of the Public Hearing, held by the Committee at the meeting detailed above:

Hearing called to order at 3:42 P.M.

Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Rick Bina	Chairman	Present
Justin Sorano	Member	Present
Chet Haatvedt	Member	Present
Doug Curler	Member	Absent
Jeff Wickersheim	Member	Absent
Non-Committee Members Present		
Name	Interest	
Duane O. Haakenson	Zoning Administrator	
Chris Arrowood	Land Conservationist	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Katie Bahr-Bender	Conservation Technician	
Amber Ryan	Conservation Specialist	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Michael Zinda	Applicant	

3:45 P.M. Petition for Zoning Amendment # 1073 by Michael & Kyle Zinda, N722 North St., Phlox, WI 54464 Applicant, FROM: A-2 with Farmland Preservation TO: Agricultural/ Forest/ Residential District (AFR) Land as being a 2-acre building site in Pt. SW NW Sec 20 T 30N R 12E (Parcel # 016-0308), Town of Norwood

Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 09/11/2024 and 09/16/2024 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Norwood Town Chairman, Norwood Town Clerk, and those persons owning property within 300 ft of the described parcel.

Haakenson presented the Committee with the findings of fact, aerial photos, and a locational map of the area. Haakenson stated the parcel is located on the East of Trout Road, South of County Road W. Surrounding Zoning: North, A2, and AFR; East, A2 with Farmland Preservation; South, Forestry with Farmland Preservation; West, Commercial and Farmland Preservation. The GIS map shows the 10 acres they purchased and the 2 acres they would like to move into AFR. Site plan provided showing home plans. Haakenson stated the GIS map shows the property in the SESE section it should be shown in the NWNW section of the 40 acres.

There being no further questions for Haakenson, Chairman Bina called the applicant(s) forward and was sworn in. Applicants stated their name(s) as Michael Zinda.

- a. Chairman: It looks pretty straightforward, except for the mix-up on the map. You are just looking to build on your 10-acre parcel, using 2 acres?
- b. Zinda: Yes.

DECISION: Motion by Sorano, second by Haatvedt to approve Petition for Zoning Amendment #1073. Roll call vote: Sorano, aye; Haatvedt, aye; Bina, aye. All members present voted aye, motion carried.

Haakenson suggested the applicant call his office the day after the County Board meeting for the results, and any details.

The hearing is adjourned at 3:56 p.m.

Minutes transcribed and submitted by:
Becky Rank, Deputy County Clerk/Recording Secretary

J. Bahr-Bender: The addition of more dwellings is contingent that they are occupied by an individual or a family that gets at least 50% of their income from the farm.

There being no further questions for Haakenson, Chairman Bina called the applicant(s) forward and was sworn in. Applicants stated their name(s) as Nickie Helms.

- a. Chairman: It has been described to us already. What have you acted on so far?
- b. Helms: Where it says there is a new driveway, there has already been a driveway. The trailer house will sit close to the southern edge, with the septic being between the existing house and the new trailer.
- c. Haatvedt: Just to be clear where it says new driveway on the map, does that run behind the existing home?
- d. Helms: Correct, it runs right along the property line.
- e. Chairman: Have you had a perk test done yet?
- f. Helms: No, it is corn harvest so we have been busy, hopefully next week.
- g. Chairman: What are you doing for power? Are you tapping into existing?
- h. Helms: They are going to tap off existing if they can, both of our contractors are very busy. We are just flip-flopping between whoever is available. Andraschko Plumbing and Electric LLC will do the perk test and hopefully be doing the electrical as well.
- i. Haatvedt: When that new structure is moved on the property will you continue with one rural mailing address or apply for another?
- j. Helms: We were thinking of adding another one, but we have decided to keep it to just one.

There being no further questions for the applicant.

Chairman called for any testimony in **FAVOR** of the petition: Being none.

Chairman called for any testimony in **OPPOSITION** to the petition: Being none.

Chairman called for any testimony for **INFORMATIONAL** purposes: Being none.

Haakenson stated he received correspondence from the Town of Norwood. Minutes of the 8/13/2024 meeting. Request for Evergreen Dairy to rezone to A-1 to add more employee housing. Discussion held. Motion by Verhasselt, second by Royce to approve zoning amendment 1074. All ayes, motion passes. 3-0 vote.

Motion by Haatvedt, second by Sorano to close the Public Hearing for zoning amendment #1074 by Evergreen Dairy Resort LLC at 4:06 p.m. All ayes, motion carried.

After careful consideration of all factors:

REZONING FROM ONE ZONING DISTRICT TO ANOTHER

SECTION 17.66(15). DECISIONS ON PETITIONS FOR REZONING OF ONE ZONING DISTRICT TO ANOTHER ZONING DISTRICT ALLOWED BY THIS CHAPTER SHALL CONSIDER THE FOLLOWING:

1. Existing zoning and use of the lands: *Yes, the surrounding land is Ag.*
2. Need for proposed uses: *Yes, they need housing.*
3. Availability of adequate public facilities to serve the proposed land use change: *Town has approved.*
4. Reasonableness of the burdens on local government to provide needed services: *Town has approved.*
5. Suitability of the proposed uses to the existing uses adjacent thereto: *Yes, the surrounding land is ag.*
6. Relationship of the zoning amendment to Ch. 15 of this Code of Ordinances: *Yes, they will get the proper permits and are putting in its own septic.*
7. Relationship of the zoning amendment to Ch. 18 of this Code of Ordinances: *NA, not doing a subdivision.*

DECISION: Motion by Sorano, second by Haatvedt to approve Petition for Zoning Amendment #1074. Roll call vote: Sorano, aye; Haatvedt, aye; Bina, aye. All members present voted aye, motion carried.



Langlade County, WI

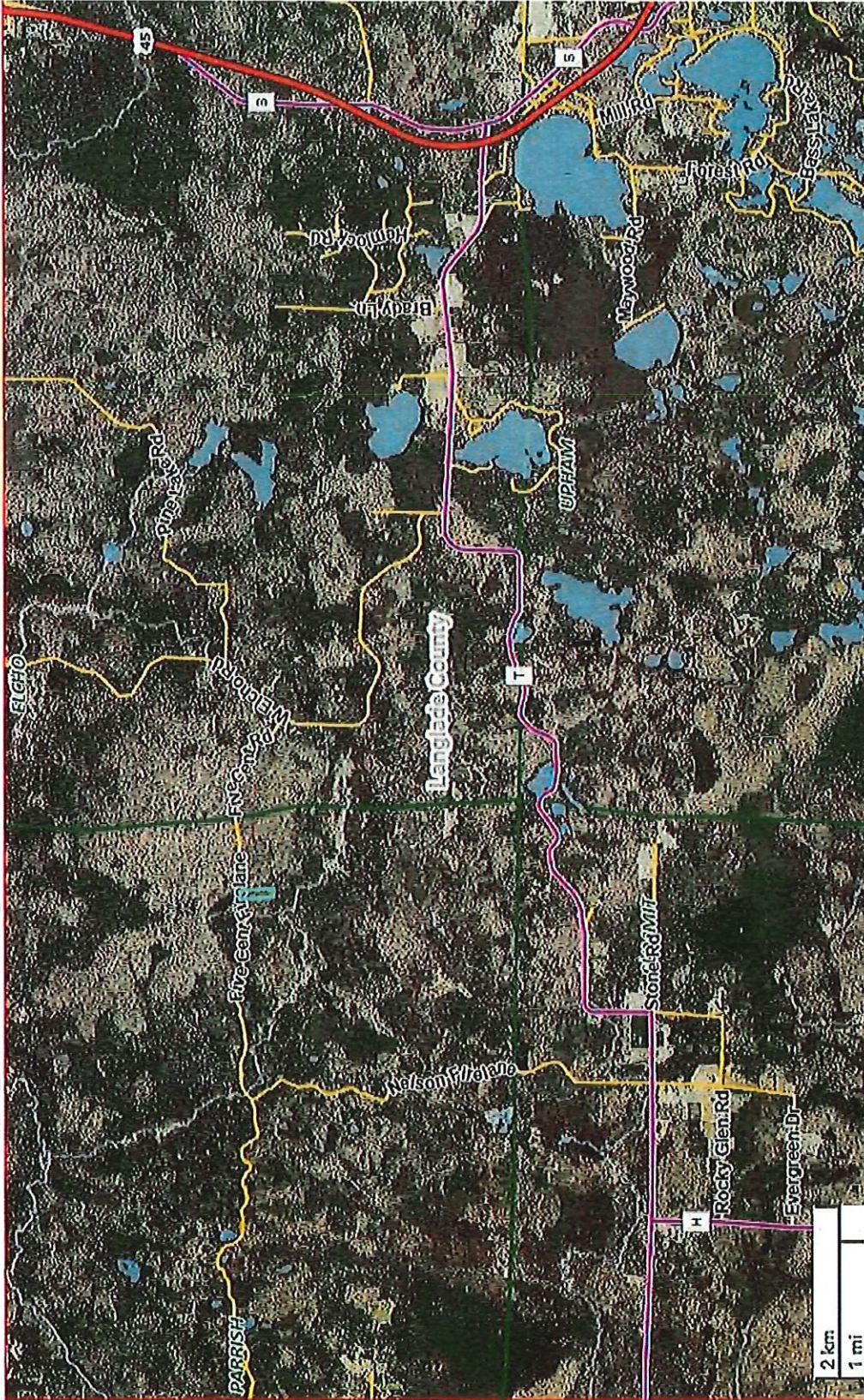
Location

Parcel #
013 - 0389.003

Peter Solin Sr.

ZA #1075

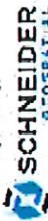
- Lakes and Rivers
- Rivers and Streams
- Towns
- County Outlines
- Langlade
- US Highways
- State Highways
- County Roads
- Local and Other Roads



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Langlade County, WI

ZA# 1075

- Addresses
- ▬ Lakes and Rivers
- ▬ Rivers and Streams
- ▭ Parcels
- ▭ Parcel Numbers
- ▭ Towns
- ▭ County Outlines
- ▭ Langlade
- ▭ US Highways
- ▭ State Highways
- ▭ County Roads
- ▭ Local and Other Roads



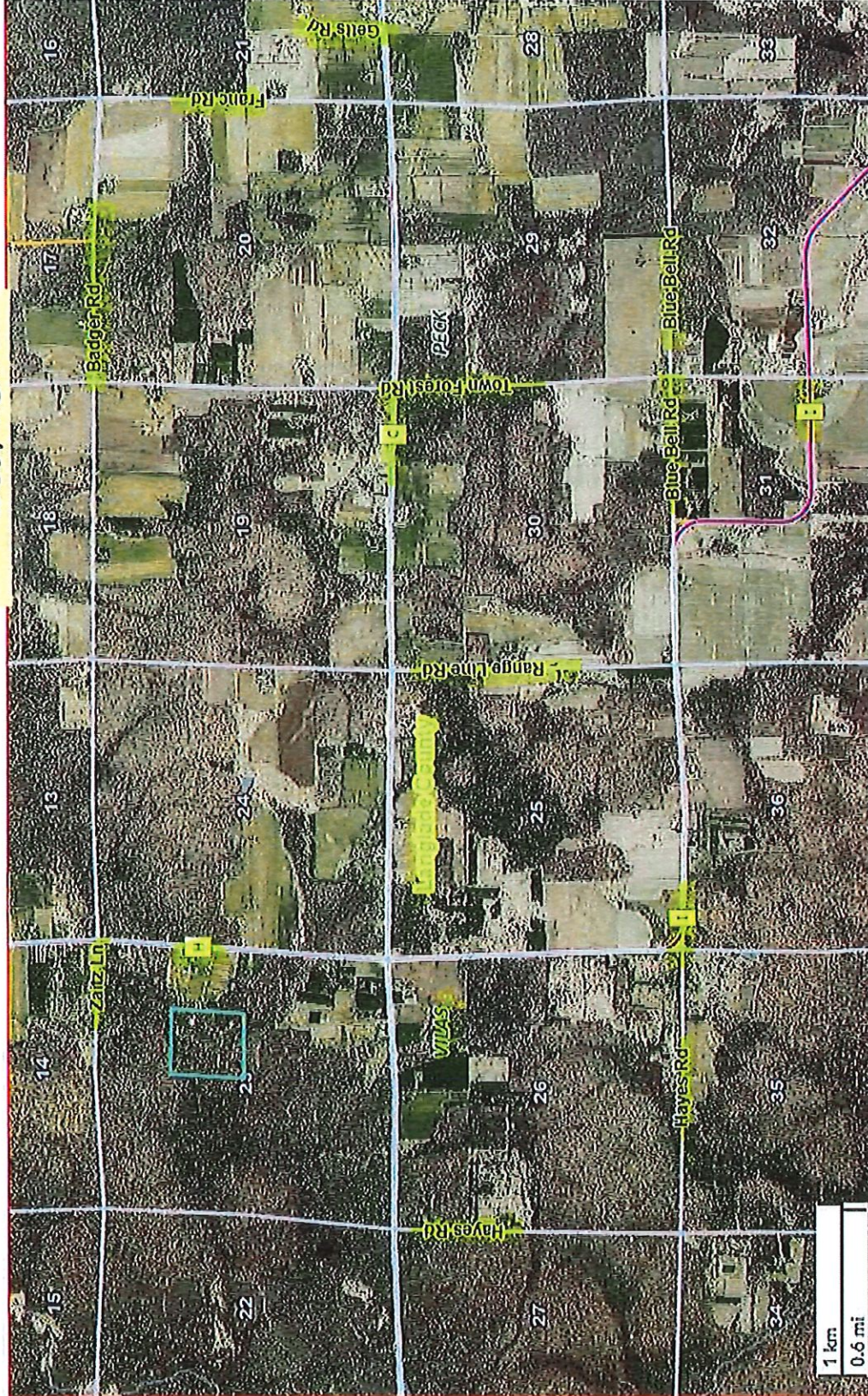
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Langlade County, WI

Location
Parcel # 032-0355
Russell & Paula Sorano
ZA# 1676

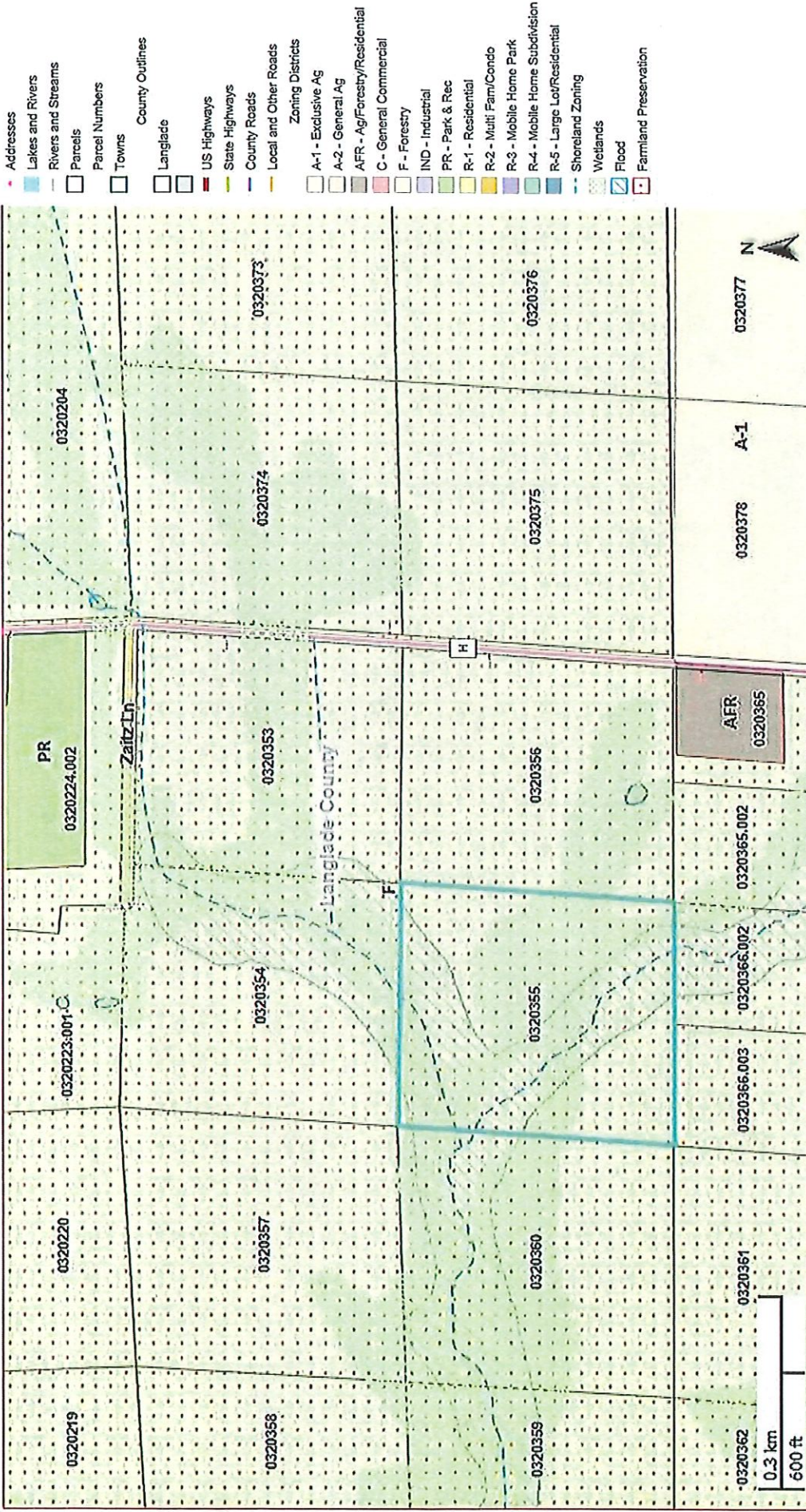


- Lakes and Rivers
- Rivers and Streams
- SectionPoly
- Towns
- County Outlines
- Langlade
- US Highways
- State Highways
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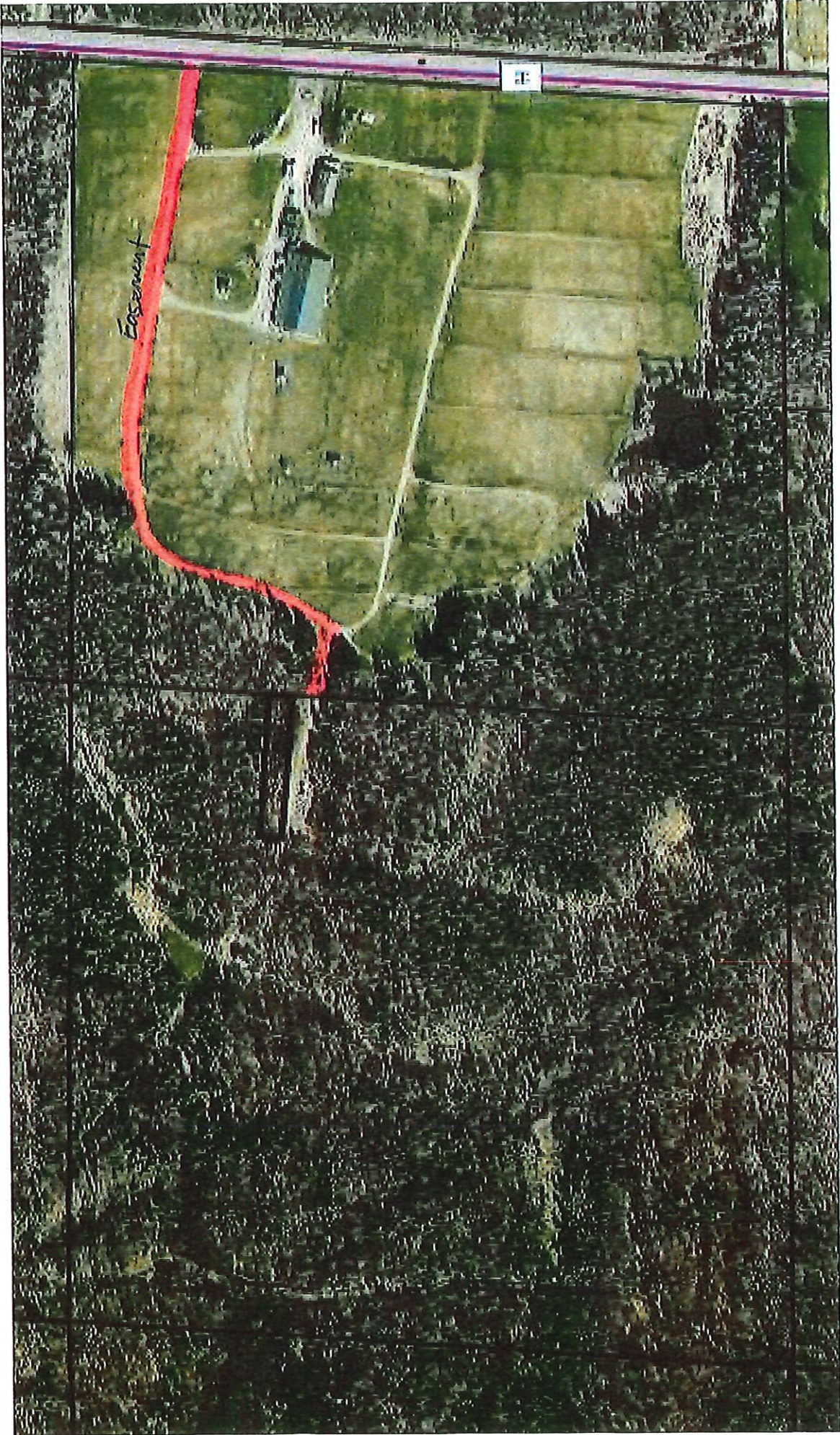


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ZA# 1076



ZA# 1076





LANGLADE COUNTY LAND CONSERVATION OFFICE
837 Clermont Street, Antigo WI 54409-1948
(715)627-6292 Fax (715)627-6281

Land Conservation Department Report

Dec. 17th, 2024

Administrative Concerns

Budget:

- Transfer of Cost-Share Funds
- Increase to wildlife damage Abatement

Personnel:

- Katie promoted to Conservationist 11/10
- Amber promoted to Technician 11/10

Department Activities:

- Reimbursements
- Land and Water Plan Approved; Chris Katie
- Electronic Clean Sweep; Chris Katie Amber

Activity Reports

Education & Outreach

- Youth Poster Speaking Contest: 1/9-1/16 Amber
- Fall in the Forest: 10/24 Amber

Coordination

- Meetings: Timberland Invasives Partnership
- Training: Certified Soil Tester Training 9/25

Monitoring

- None: No Progress to report

Implementation

- FPA Submission: Waiting for state to send back 11 agreements

Enforcement

- Manure Concern: Spreading of manure on 52 and I. No violations.

Land Conservation Department- Revenue and Expenses

11/18/2024

Program Revenue	Budgeted	Received
Clean Sweep Grant	\$ 19,235.00	\$ 13,859.59
Staffing Grant	\$ 107,988.00	\$ -
SWRM Cost Share (Bond)	\$ 29,000.00	\$ -
SWRM Cost Share (SEG)	\$ 65,630.00	\$ 41,972.00
NMFE	\$ 9,154.00	\$ -
FPA-Incentives	\$ 73,434.00	\$ -
Wildlife Damage	\$ 93,222.00	\$ -
Permit Fees	\$ 500.00	\$ 250.00
Tree Planter (Taxable)	\$ 75.00	\$ 284.36
General Land Conservation	\$ -	\$ 1,116.13
2024 YTD Total	\$ 398,238.00	\$ 57,482.08

Clean Sweep only in even # years.

Reimbursement

Reimbursement

Reimbursement

Reimbursement

Reimbursement

Reimbursement

Fee

Fee

Fee

Note(s):

Program Expense	Budgeted	Spent	Balance
Clean Sweep	\$ 19,235.00	\$ 15,035.89	\$ 4,199.11
Support Costs	\$ 18,585.00	\$ 13,197.58	\$ 5,387.42
SWRM Cost Share (Structural)	\$ 9,000.00	\$ -	\$ 9,000.00
SWRM Cost Share (SEG)	\$ 65,630.00	\$ 51,398.00	\$ 14,232.00
SWRM (NMFE)	\$ 9,154.00	\$ 5,217.00	\$ 3,937.00
SWRM (SEG Innovation)	\$ 47,500.00	\$ -	\$ 47,500.00
Wildlife Damage	\$ 93,322.00	\$ 64,545.09	\$ 28,776.91
Labor Expenses	\$ 228,729.00	\$ 174,324.38	\$ 54,404.62
2024 YTD Total	\$ 491,155.00	\$ 323,717.94	\$ 167,437.06

Clean Sweep only in even # years.

County Levy

Reimbursement-based

Reimbursement-based

Reimbursement-based

Reimbursement-based

Reimbursement-based

Accounts will be used going forward.

Note(s):

Workers Compensation Credits throw numbers off (\$55.00)

Transferred Structural Funds to Marathon