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LANGLADE COUNTY



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MEETING MINUTES

Committee: Water & Land Use Planning Committees
Date: Tuesday, October 27, 2020
Time: 2:30 p.m.
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

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

1. Meeting called to order at 2:30 p.m. by Chairman Novak.
2. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Joseph Novak, III	Chairman	Present
John Medo	Member	Present
Robert Curran	Member	Absent
John Breske	Member	Present
Reinhardt Balcerzak	Member	Present
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	Zoning Administrator	
Becky Rank	Deputy County Clerk, recording Secretary	
James Weber	Applicant, via Telephone	
Ronald Welnetz	Applicant, via Telephone	

3. The Committee recited the Pledge of Allegiance.

Motion by Balcerzak, second by Breske to excuse Curran and Medo. All ayes, motion carried.
Medo arrived at 2:34 p.m.

4. Approve previous meeting minutes: Motion by Breske, second by Balcerzak to approve the previous meeting minutes of September 29, 2020. All ayes, motion carried.

5. Public comment on agenda items, and consideration of request for items to be added to future meeting agendas. None

6. Public Hearing.....2:30 p.m. Petition for Zoning Amendment #1023 James Weber, Applicant, (Parcel #018-0291.002) Town of Parrish. See attached Public Hearing Minutes.

7. Public Hearing.....3:00 p.m. Petition for zoning Amendment #1024 Ronald Welnetz, d/b/a RNL Rentals LLC, Applicant, (Parcel #008-0878.014), Town of Elcho. See attached Public Hearing Minutes.

8. Review monthly budget summary: Haakenson presented the budget summary for the Land Records Department. Haakenson stated the budget is right on track and should meet the expected departmental revenue. Information only.

9. Land Records Department Update- Duane Haakenson, Director: Haakenson updated the Committee on activities within the Land Records Department. Haakenson stated that the Land Records Office was affected by COVID with the office closed to the public. Haakenson stated that he was able to maintain essential functions during the closure. Haakenson stated 34 applications were received with 6 candidates scheduled for interviews. Discussion held. Report attached.

10. Schedule next meeting: November 17, 2020 at 3:00 p.m. in the County Board Room

11. Adjourn meeting: Motion by Breske, second by Balcerzak to adjourn the meeting at 3:38 p.m. All ayes, motion carried.

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

Director's Report October 2020-LR &RD

10/1 Worked with Tracy Beckman on Lumberjack RC &D grant
10/1 Posted Land Conservation job details on many websites
10/2 Worked w/ DATCP on preliminary allocations
10/7 CoVid testing and isolation begins in department as a result of positive test for staff member
10/8 & 10/9 Director out waiting for results- negative test result on 10/10
10/8 Office cleaned by UV robot due to CoVid exposure
10/12 Office doors closed due to health dept. quarantine through 10/16
10/12-10/16 essential functions maintained and phone messages, emails returned and required inspections.
10/19 Board of Adjustment public hearing/meeting held.
10/19 Worked w/ Robin on court hearing for Junk violation
10/20 Attended County Board meeting for budget
10/22 Worked on Clean Sweep program with Chris
10/23 Met w/ Robin and John M. on 2021 budget
10/26 Reviewed 34 applications for Land Conservationist position
10/27 Selected 6 candidates for interviews on November 5
10/27 Attend County Board budget hearing

GIS Coordinator

ADC file audit to help maintain 24 hour / 7 days a week online GIS system, it has had some hiccups the past few months. Also 2020 WROC imagery online now as well through that system.

Zoning work started to put zoning codes onto AS 400 and GIS report online.

"Trends" Magazine interview for LIDAR online tool.

Working on Computer Aided Dispatch (in other words 911) issues. Multiple vendors, multiple challenges.

County Surveyor

09/28/2020 submitted updated PLSS database and Map database to ADC for GIS website, also submitted those to NCWRPC ftp site

Oct 6,7 work on windblown meander corner, County line @ Post Lake

Oct 8-9 Off, waiting for covid test results

Oct 12-16. Office closed all week... Covid

Oct 19, review, dispose of 1 week of emails, review 2 Rusch CSM/s

Oct 22, finished computing Borth Lake area to resolve poor mapping on GIS. Sent Joe .dxf file to insert into mapping (for correcting alignment). Buildings no longer on lot lines.

Oct 23 working on CSM map at county owned waterpower lake lot that will be offered for sale.

LAND CONSERVATION UPDATE:

- Application period for Conservationist closed 10/22/20.
 - There were many applicants.
 - Approximately 5 of the best candidates will receive interviews scheduled for early November with a job offer to follow shortly thereafter.
- Soil Water Resource Management (SWRM) program
 - Working with NRCS to get projects installed.

- Expecting to transfer remaining bond funds out.
- Planning 2021 Tri County Aquatic Program
 - Adjustments to proposal to reduce workload.
 - Working with Lumberjack on Job Announcement and Position Description.
- Lake Protection Grant
 - Haley's last day October 30th
 - Report will be drafted for preliminary reimbursement once final payroll numbers are known.
- Healthy Lakes Grant
 - A new grant for 2021 projects will be submitted Nov 2.
- 2020 Clean Sweep Grant Report
 - Extension requested and granted.
 - Reports/invoices arrived from Veolia.
 - Reports being drafted for reimbursement.
- Farmland Preservation Spot Checks
 - 53/67 farms requiring spot checks now in compliance
- Events/Trainings Attended:
 - TIP Steering Committee Meeting (Chris)
 - Tri County AIS Zoom Meeting (Chris, Haley)

PUBLIC HEARING MINUTES

Committee: Forestry and Water & Land Use Planning
Date: Tuesday, October 27, 2020
Time: 2:30 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #1023

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

1. Hearing called to order at 2:30 P.M.
2. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Joseph Novak, III	Chairman	Present
Bob Curran	Vice-Chair	Absent
John Medo	Member	Present
John Breske	Member	Present
Reinhardt Balcerzak	Member	Present
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	LRR Department Director	
Becky Rank	Deputy County Clerk/ Recording Secretary	
James Weber	Applicant(s) Via Phone	

3. Chairman Novak read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1022** by James Weber, Applicant, (Parcel #018-0291.002) Town of Parrish.
4. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 10/14/2020 & 10/19/2020 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Town Chairman, Town Clerk and those persons owning property within 300 ft of the described parcel.
5. The Petition for **Zoning Amendment #1023** was filed in the Land Records & Regulations Department on 09/24/2020. It was then referred to the Chairman of this Committee and set for this time and date for public hearing.
6. Haakenson presented the Committee with the findings of fact, an aerial photo and a locational map of the area: The parcel is located at the intersection of Highway 17 and First Lake Road. The Zoning to the north is A2 with farmland preservation, east is A2 with farmland preservation, south is A2 with farmland preservation and west is Forestry with farmland preservation. Soil is Pence Sandy Loam, approved for Convention Septic.
7. There being no further questions for Haakenson, the chairman called the applicant(s) forward and they were sworn in. (the applicant appeared via telephone).

- a. Novak: Is there a driveway
- b. Weber: I have an easement off of First Lake Road
- c. Novak: Will you need to put in a culver
- d. Weber: Town stated one is not needed, very little runoff
- e. Novak: Did you get approval from the town
- f. Weber: Yes, I did
- g. Haakenson: Stated he received a phone call from Clerk of Parrish Tracy Bailey. Bailey verbally stated the Zoning Amendment has been approved by the Town Board. Bailey will get Haakenson the Board Minutes.
- h. Medo: Are the taxes up to date
- i. Weber: Yes
- j. Balcerzak: Is there any low spots on the property or flooding issues
- k. Weber: no there is no flooding issues, there is a small pond in the wooded area but no runoff
- l. Haakenson: Look at the and at the map and you will see a flood plane close to that area, it is not close to the building site
- m. Novak: How big is the building
- n. Weber: Home will be 20X30X50 with a concrete slab for the porch, 30X40 for out building, no basement
- o. Weber: wants to thank the staff in the Land Records Department. The Staff: Jamie, Penny and Jeff were so helpful and I really appreciate the service given

8. There being no further questions for the applicant, the Chairman called for any testimony in favor of the petition, the Chairman called for any testimony in opposition or for informational purposes. There was none.

Motion by Medo, second by Breske to close the hearing at 2:47 p.m., by roll call vote, all ayes, motion carried.

After careful consideration of all factors:

REZONING OUT OF AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICTS.

SECTION 17.42(4)(c) STANDARDS FOR **REZONING OF LANDS OUT OF THE AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICTS.** The County Board may approve petitions for rezoning lands out of the Exclusive Agricultural District only upon a finding that such a rezoning is in the public interest after consideration of the following factors:

Rezoning Out of Agriculture and Farmland Preservation Overlay Districts:

- 1. Adequate public facilities exist to serve the development or will be provided: *Yes*
- 2. Provisions of these facilities and services will not be an unreasonable burden to local governments: *Yes*
- 3. Land is suitable for development: *Yes*
- 4. The development will not cause unreasonable air or water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas: *No testimony to that affect*

5. Potential conflict with remaining agricultural land and uses in the area: *No testimony to that affect*
6. Need for proposed development in the location specified: *N/A*
7. Availability of alternative locations: *N/A*
8. Productivity of the agricultural lands that are involved or affected: *N/A*
9. Whether the development as proposed is located to minimize the amount of agricultural land converted: *N/A*
10. The land is better suited for a use not allowed in the Exclusive Agricultural district: *No*
11. The rezoning is consistent with any applicable comprehensive plan: *Yes*
12. The rezoning is substantially consistent with the county certified farmland preservation plan: *Yes*
13. The rezoning will not substantially impair or limit concurrent or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use: *Yes, it will not substantially impair or limit*

DECISION: Motion by Balcerzak, second by Medo to approve Petition for Zoning Amendment #1023 by roll call vote, all members voting aye, no nays. Motion carried.

This will go before the full County Board placed on the consent agenda.

Haakenson suggested to the applicant to call his office the day after the county board meeting for the results, and any details in writing.

Hearing is adjourned at 2:53 p.m.

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

PUBLIC HEARING MINUTES

Committee: Forestry and Water & Land Use Planning
Date: Tuesday, October 27, 2020
Time: 3:00 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #1024

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

3. Hearing called to order at 3:12 P.M.
4. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Joseph Novak, III	Chairman	Present
Bob Curran	Vice-Chair	Absent
John Medo	Member	Present
John Breske	Member	Present
Reinhardt Balcerzak	Member	Present
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	LRR Department Director	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Ron Welnetz	Applicant(s) Via Phone	

4. Chairman Novak read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1024** by Ronald Welnetz, d/b/a RNL Rentals LLC, Applicant, (Parcel #008-0878.014), Town of Elcho. Zoning from Commercial to Park and Recreation.
4. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 10/14/2020 & 10/19/2020 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Town Chairman, Town Clerk and those persons owning property within 300 ft of the described parcel.
5. The Petition for **Zoning Amendment #1024** was filed in the Land Records & Regulations Department on 09/25/2020. It was then referred to the Chairman of this Committee and set for this time and date for public hearing.
6. Haakenson presented the Committee with the findings of fact, an aerial photo and a locational map of the area: The parcel is located at the intersection of County Road K and Clear Lake Road. The Zoning to the north is commercial and park and recreation, east is forestry, south is forestry and farmland preservation and west is R1. There is electricity to the site. Soil is sandy. Haakenson stated the owner would like to build cabins, a real estate office and storage units. The owner has stated in the future he is looking into possibly adding a campground, which would need to go before the Board of Adjustment for a conditional use permit. Haakenson stated the soil would be suitable for a dump station or holding tank.

7. There being no further questions for Haakenson, the chairman called the applicant(s) forward and they were sworn in. (the applicant appeared via telephone).
 - a. Novak: Are the taxes paid
 - b. Welnetz: Yes they are
 - c. Balcerzak: What would you use for a septic
 - d. Welnetz: Probably a holding tank would be best
 - e. Haakenson: I agree with the use of a holding tank over a dump station, due to campers using chemicals that are not good for septic systems.
 - f. Welnetz: I have bought 3 Boy Scout cabins that will be moved to the property they are 12X16
 - g. Haakenson: though of a future campground
 - h. Welnetz: I have gotten positive feed back to open a campground the other one's are all full.
 - i. Novak: Did the town approve request
 - j. Welnetz: McKinney had no issues and he is with the town
 - k. Haakenson: I have received written communication from the Town of Elcho, Town Board approved 3 ayes.
 - l. Haakenson: I ask McKinney if he has heard of any issues and he has not
 - m. Novak: any negative comments
 - n. Welnetz: Nothing that I have heard of
8. There being no further questions for the applicant, the Chairman called for any testimony in favor of the petition, the Chairman called for any testimony in opposition or for informational purposes. There was none.

Motion by Medo, second by Breske to close the hearing at 3:27 p.m., by roll call vote, 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: *N/A*
2. Proposed zoning and uses of the lands: *N/A*
3. Need for proposed uses: *Demand for that*
4. Availability of adequate public facilities to serve the proposed land use change: *Yes*
5. Reasonableness of the burdens on local government to provide needed services: *Yes*
6. Suitability of the proposed uses to the existing uses adjacent thereto: *Yes*
7. Relationship of the proposed uses to the existing uses adjacent thereto: *Yes*
8. Relationship of the zoning amendment to Ch. 15 of this Code of Ordinances: *Yes*
9. Relationship of the zoning amendment to Ch. 18 of this Code of Ordinances: *N/A*

DECISION: Motion by Balcerzak, second by Medo to approve Petition for Zoning Amendment #1024 by roll call vote, all members voting aye, no nays. Motion carried.

This will go before the full County Board placed on the consent agenda.

Haakenson suggested to the applicant to call his office the day after the county board meeting for the results, and any details in writing.

Hearing is adjourned at 3:00 p.m.

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