



MEETING MINUTES

Committee: Water & Land Use Planning Committees
Date: Wednesday, December 16, 2020
Time: 1:30 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 1:30 p.m. by Chairman Novak via telephone, Novak then turned the meeting over to acting Chairman Medo.
2. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Joseph Novak, III	Chairman	Present, Via Phone
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	
Dave Tlusty	Surveyor	
Becky Rank	Deputy County Clerk, Recording Secretary	
Randal Cerveny	Applicant	
Tim Rusch	Surveyor/agent	

3. The Committee recited the Pledge of Allegiance.

4. Approve previous meeting minutes: Motion by Breske, second by Medo to approve the previous meeting minutes of October 27, 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.....3:00 p.m. Petition for Zoning Amendment #1025 Randal Cerveny, Applicant, (Parcel #008-0470) Town of Elcho. See attached Public Hearing Minutes.

7. Non-Routine business requiring discussion/action:

- a) Consider approval of CSM for a residence in the Forestry district with less than 35 acres. Robert Slowik & Claudia Jurek, Owners (Tim Rusch, Surveyor/agent) 400 Rusch

Road., Antigo, WI 54409. Land as being part of the SENW of Sec 35, T33N, R10E (Parcel #030-0506), Town of Upham: Haakenson presented the Committee with an aerial and zoning map of parcel #030-0500. Rusch stated Slowik/Jurek owns property on Black Oak Lake stating there is one residence on the Lake. Slowik/Jurek would like to separate 1.1 acres lake lot to sell for a residence to be built. Haakenson stated the perspective buyer is aware of the back taxes on the property. Haakenson stated the back taxes would be prorated at the split of the property. Haakenson stated the perspective site is suitable for a conventional septic system, there is an existing road and driveway to the site. Motion by Breske, second by Novak to approve CSM for a residence in the Forestry District. All ayes, motion carried.

b) Review programs and services for 2021 including preliminary review or Ordinances.

Haakenson stated his department are working on the floodplain mapping and working with other department heads on updating the Langlade County Code of Ordinances. Stowe discussed the history of the Langlade County Code of Ordinances. Haakenson discussed Ordinance #3-94 section 11.05 Storage and Disposal of Junk in the Langlade County Code of Ordinances. Discussion held on the administration/ enforcement and violations/ penalties. Haakenson discussed with the Committee on a current situation of a junk violation. Motion by Breske, second by Balcerzak to authorize Haakenson notify each township (chairman and clerk), informing them of the possibility of Ordinance 3-94 being rescinded. All ayes, motion carried.

c) Monthly budget update. Committee received a written November budget for review. Information only.

8. Closed Session- At approximately 2:30 p.m., consider moving into closed session pursuant to Sec 19.85 (1)(c), Wisconsin Statutes, considering employment promotion, compensation or performance data of any public employee over which the government body has jurisdiction or exercises responsibility, annual performance evaluation of the Director. Motion by Balcerzak, second by Novak to move into closed session. Voice vote Balcerzak, aye; Breske, aye; Novak, ayes; Medo, aye. Committee moved into closed session at 2:38 p.m.

9. At approximately 2:45 p.m., return to open session with possible action taken on any matters discussed in closed session. Motion by Breske, second by Balcerzak to move into open session at 2:54 p.m. All ayes, motion carried. Acting Chairman Medo asked that all evaluations get turned into the County Clerk.

10. County Surveyor report: County Surveyor Tlusty presented the Committee with a PowerPoint presentation. Tlusty gave discussed his background, Surveyor statutory duties, county duties and maintaining the Public Land Survey System. Tlusty discussed the preservation of corners for each property and its importance. Tlusty showed the Committee examples of old corners and the recording of old documents. Tlusty described how all the information is linked to the state database. Committee thanked Tlusty for the presentation. Information only.

11. Land Records Department Update- Duane Haakenson, Director: Haakenson stated Langle County will be featured in "Trends" which is a nationally published magazine discussing the Ayres Lidar Online App. See report attached.

12. Schedule next meeting: To be determined

13. Adjourn meeting: Motion by Breske, second by Balcerzak to adjourn the meeting at 4:25 p.m. all ayes, motion carried.

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

Director's Report for December 16, 2020 meeting

Director

Interviews held for Land Conservationist position on November 6, 2020

Chris Arrowood was offered the LC position and accepted

Chris Arrowood's first day was November 16

Offered position of Assistant Code Administrator/Land Conservation Technician internal search but no candidates accepted. External application process is underway now.

Worked with Robin on junk violation case in the Town of Langlade

Worked with DNR on floodplain maps

Tax bill printing went well and all tax bills were printed by December 10

Permits revenues and numbers are up for 2020

Ayres Lidar Online APP featured in "Trends" which is a nationally published magazine

GIS Coordinator

Per request, sent Sue Paycer all City of Antigo parcels with Section, Township, and Range for our tax system & the WI Department of Revenue.

Much lake parcel editing by Nakoma and Sunset plats – around 100 parcels

A large effort with Sheriff Department GIS related data and multiple technologies, not just the Dispatch system.

Entire package of current 911 data reworked with help from Andy Faust, multiple meetings, conference calls and so forth.

County Surveyor

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

Oct 28, ROD research for vacated road in Block 5 Waterpower Lake extension. Nothing found. Emailed maps to Tim ? for his surveyor to work in 25-30-12.

Oct 29 ROD research in SE-SE 17-33-13 to confirm no county ownership, GIS mapping to be corrected.

Communicating with realtor Jan Kraetsch on this one.

Nov 2 met here with Todd Grey. GIS lines corrected on 022 0236.001, will help to sell property showing correct lines

Nov 6 attend virtual Wis. County Surveyors Assoc meeting 10:00 – 12:20.

Nov. 10, meeting with Erik Rantala, Duane and Mr. Seehafer (sp?) re Deep Woods CSM parcel

Nov 11 finished staking Deep Woods lake lot

Nov 13, cut open east line of Deep Woods CSM parcel.

Nov 13 confirmed acreage for Linda Falkowski on Brittenham parcel 0300370.019 and ownership of adjoining private access. Met with Joe and Amy to get map and tax roll description corrected.

Nov 16- 17 finishing CSM for Deep Woods lake lot

Nov 18, Called todd grey to let him know GIS mapping is corrected. He's selling lot and GIS mapping was wrong.

Called Jan Kraetsch, realtor, handled sale at Lily where GIS mapping showed line through building. GIS was wrong, worked with Joe to correct it.

Nov 19, set final monument at Post Lake meander corner, added new ties.

Nov 19, finalized final CSM Deepwoods/WaterPower Lake lot, copy to Erik Rantala

Nov 20. Email search corners to Terry Lueschow, corners near Summit Lake

Nov 23 OFF all day

Nov 24 ran 10 large format copies for Tim Rusch

Nov 24-25, index, scan, copy 45± maps of survey by Tim Rusch, clean up mapdata base, add internet link to all, copy to LRR and to NCWRPC ftp site

Dec 1 & 2, field work to correct monumented position of ¼ corner on CTH "S" and revised tie sheet filed on it.

Dec 2, PLSS database clean-up and new copy to Joe for DNR

Dec 7, sent reminder email to Paula Pregler re: vacated rd and deepwoods lake lot

Dec 10, letter to BLM re omitted lands in 34-33-10, Answered questions from Stacy schmit re: acreage on CSM 1-66 vs tax roll acreage

Dec 11 calls from Tom and Chad Whitman, gave lesson on how to get coordinates of their property corner from GIS website

Dec 14 with Erik R to SW Ackley county line road issue

LAND CONSERVATION DEPARTMENT UPDATE:

- Started in Conservationist Position 11/16/20.
- Conservation Technician Position
 - Internal Posting, one applicant
 - External Posting, this Wednesday 12/16
- Soil Water Resource Management (SWRM) program
 - Working with NRCS to get projects installed.
 - Transferred \$8,000 in bond funding to Forest County.
 - Transferred \$27,323 in bond funding to Marathon County.
- Lake Protection Grant
 - Preliminary reimbursement request submitted 11/19.
- Healthy Lakes Grant
 - A new grant for 2021 projects was submitted Nov 2.
- 2020 Clean Sweep Grant Report
 - Sent 11/11.
- Farmland Preservation Spot Checks
 - 3/5 Onsite inspections needed yet.
 - 6/270 NMP's needed yet.
- Events/Trainings Attended:
 - None in Nov.

PUBLIC HEARING MINUTES

Committee: Forestry and Water & Land Use Planning
Date: Wednesday, December 16, 2020
Time: 3:00 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #1025

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

1. Hearing called to order at 3:00 P.M.
2. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Joseph Novak, III	Chairman	Present, via Telephone
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	
Randal Cerveny	Applicant	

3. Acting Chairman Medo read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1025** by Randal Cerveny, W11901 Pevonka Lane, Leopolis, WI 54948, Applicant, FROM: FORESTRY W/FP TO: AFR Land as being NESE Sec 25, T34N, R10E. being a 2-acre building site. (Parcel #008-0470), Town of Elcho.
4. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 12/02 & 12/72020 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 #1025** was filed in the Land Records & Regulations Department on 10/26/2020. 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 adjacent to Hunting River Road and Summit Lake Drive. The Zoning to the north is Forestry, east is Forestry w/ farmland preservation, south is Forestry w/ farmland preservation and west is Forestry. Soil is Kenyan, would be fine for a privy. Haakenson stated the parcel is wooded.

7. There being no further questions for Haakenson, the chairman called the applicant(s) forward and they were sworn in.
- a. Balcerzak: Is there a culvert
 - b. Cerveny: Yes
 - c. Medo: what are you planning for the property
 - d. Cerveny: Planning on building a cabin
 - e. Medo: With a loft
 - f. Cerveny: probably not, I would like to speak with assessor before I build.
 - g. Balcerzak: Do you own the whole property
 - h. Cerveny: Yes
 - i. Medo: Does it have a driveway with culvert
 - j. Cerveny: Yes, it was put in
 - k. Medo: Electricity
 - l. Cerveny: No
 - m. Novak: How far to get electricity
 - n. Cerveny: It would be over 3,000 feet
 - o. Haakenson: Cerveny has already obtained a permit for sanitary for privy and building permits.
 - p. Balcerzak: Are taxes paid
 - q. Cerveny: Yes
 - r. Medo: Will there be a foundation
 - s. Cerveny: It will be floating
 - t. Novak: How big will the structure be
 - u. Cerveny: Unsure but thinking, 12X20 or 16X24 still looking at plans
 - v. Novak: Do you have approval from the Township
 - w. Cerveny: Yes

Haakenson read into the record communication from the Town of Elcho. Town Board is recommending approval it passes unanimously, vote 3 ayes.

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 Balcerzak, second by Breske to close the hearing at 3:13 p.m. All ayes, 1 absent 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: *N/A*
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 conflict*
6. Need for proposed development in the location specified: *Yes*
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: *N/A*
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 Breske to approve Petition for Zoning Amendment #1025 by roll call vote, all members voting aye, no nays, 1 absent. Motion carried.

This will go before the full County Board on January 19, 2021 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 3:22 p.m.

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