

800 CLERMONT STREET  
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LANGLADE COUNTY



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## MEETING MINUTES

**Committee:** Forestry and Water & Land Use Planning Committees  
**Date:** Tuesday, July 28, 2020  
**Time:** 1:00 p.m.  
**Location:** Eau Claire River Room, Resource Center, 837 Clermont Street, Antigo, WI

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

1. Meeting called to order at 1:00 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	Present
John Breske	Member	Present
Reinhardt Balcerzak	Member	Present
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	Zoning Administrator	
Erik Rantala	Forest Administrator	
Dennis Clark	County Manager	
Karri Beck	Assistance Economic Development Director	
Becky Rank	Deputy County Clerk, recording Secretary	
Timothy Taves	Applicant, Citizen, via Telephone	
Richard Wiegert- Wiegs of Neva Invest's LLC	Applicant, Citizen,	
Julie Behm	Applicant, Citizen	
Logan Behm	Applicant, Citizen	
Multiple Citizen in the Public	List in the County Clerk's Office	

3. The Committee recited the Pledge of Allegiance.
4. **Approve previous meeting minutes:** Motion by Curran, second by Balcerzak, to approve the previous meeting minutes of June 30, 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

### FORESTRY AND RECREATION AGENDA ITEMS:

6. **Update on Wolf River Bridge ATV/ Snowmobile Projected on April 1, 2020:** Forest Administrator Erik Rantala updated the Committee on the Wolf River Bridge

ATV/Snowmobile Project. Rantala stated that in May of 2020 the Courts challenged the amendment on the Langlade Upper Wolf River Fishery Area. The decision was remanded back to the DNR to revise the amendment. The amendment by the DNR was not enough to show the use of ATV on that property. The DNR Board will be reviewing this amendment in August of 2020. Rantala stated the DOT needs to approve. Rantala stated the plan is to have the amendment just show snowmobile access for the bridge project removing ATV. Rantala has been working with Jim Wisneski from White Lake ATV on this project. Wisneski agreed once this project is approved for snowmobile it will be easier to amend to add ATV, once the bridge is built. Motion by Curran, second by Medo to move forward with the amendment to increase the snowmobile request funds to build the bridge. All ayes, motion carried.

- 7. Consider reimbursement to Clubs for engineering costs for survey work related to Wolf River ATV Trail and Bridge Project: Projects costs through grant, no County Money, discussion with Corporation Counsel Stowe.** Rantala stated in 2019 it was asked that the ATV Clubs pay for the initial project costs for the Wolf River Bridge Project. White Lake ATV is requesting the funds be reimbursed totaling \$19,400. Rantala stated there is funds in the ATV Development Grant for the reimbursement. Motion by Medo, second by Balcerzak to approve the reimbursement of \$19,400 to the White Lake ATV Club. All ayes, motion carried.
- 8. Discuss access at Scout Camp, discuss Scout Camp viewing of July 21, 2020:** Rantala stated the road work is being done. Discussion held on an open date. County Manager Clark would like Rantala to do a County Board presentation on Scout Camp during the September County Board. Information only, no action taken.
- 9. Discuss Non-County Forest Lands to sell as presented in June, 2020:** Rantala presented the Committee with a list of Non-County Forest Lands. Committee discussed possible lands to sell. Motion by Curran, second by Medo to authorize Rantala to prepare for the sale of Non-County Forest Lands with the notification to adjacent property owners. All ayes, motion carried.
- 10. Review Chapters 100-500 and Approve Draft Chapters 600, 700, 800, & 900 of Langlade County Forest Comprehensive Land Use Plan:** Rantala discussed with the Committee Chapter 600: Protection: Committee reviewed Protection, Fire Control and Control of Forest Pests & Pathogens. Discussion held.

Chapter 700: Roads and Access: Committee reviewed Access Control & History, Roads, Restricted Access Areas, Wild Lakes, Road Construction Best Management Practices for Water Quality and Signs. Discussion held.

Chapter 800: Integrated Resource Management: Committee reviewed Chapter Objectives, Integrated Resource Management Approach, Sustainable Forestry, Management Considerations to Reduce Loss, Plant communities Management, Animal Species Management, Exceptional Resources, Unique Areas, Aesthetics and Landscape Management. Discussion held.

Chapter 900: Recreation: Committee reviewed Recreation, Planning, Authority, Entrance and User Fees, Recreational Service Agreements, Recreational Use Permits for Organized Events, Undesignated Recreational Use of the Forrest, Designated Recreation Area/Use, Designated Recreation Trails and Recreation Program Funding and Grants. Discussion held on Scout Camp and the future use, creating a property specific plan.

Motion by Curran second by Novak to approve the Draft Chapters 600, 700, 800, & 900 of Langlade County Forest Comprehensive Land Use Plan. All ayes, motion carried.

**11. Budget Summary for Forestry and Recreation:** Rantala presented the Committee with a Forestry and Recreation Budget Summary. Committee reviewed with no questions or concerns. The Committee and County Manger Clark thanked the Forestry Department for all the hard work they have done.

**12. Closed Session:** At approximately 2:00 p.m., consider moving into closed session pursuant to Section 19.85 (1)(e), Wisconsin Statutes, deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons required a closed session, to discuss land trade. Motion by Curran, second by Medo to go into closed session at 2:38 p.m. Voice vote: Curran, aye; Medo, aye; Balcerzak, aye; Breske, aye; Novak, aye. The Committee is now in closed session.

**13. At approximately 2:45 p.m., return to open session with possible action taken on any matters discussed in closed session:** Motion by Medo, second by Curran to return to open session at 2:42p.m. All ayes, motion carried.

**Action taken from Closed Session:** Motion by Medo, second by Balcerzak for Rantala to move forward with action discussed during closed session. All ayes, motion carried.

**14. Forest Administrator Report:** Rantala presented the Committee with a Forest Administrator Report. Rantala stated August is looking good, wet weather is a hinderance. The department is working on assessing trails, fixing trails due to wind damage. Curran asked Rantala for a list of all gates in Langlade County for future discussion. Information only.

#### **WATER AND LAND USE PLANNING COMMITTEE AGENDA ITEMS:**

**15. Public Hearing.....Timothy Taves, Applicant 3:00 P.M. Petition for Zoning Amendment #1018, Town of Parrish.** See attached Public Hearing Minutes.

**16. Public Hearing....Wieg of Neva Invest's LLC, Richard Wiegert3:30 P.M. Petition for Zoning Amendment #1019, Town of Neva.** See attached Public Hearing Minutes.

**17. Public Hearing....Jeffery R. Behm, 3:45 P.M. Petition for Zoning Amendment #1020, Town of Norwood.** See attached Public Hearing Minutes.

**18. Non-Routine business requiring discussion/action:**

- a. **Discuss hours that GIS Coordinator works for other departments.** Haakenson asked for Committee approval to increase the hours for the GIS Coordinator Position from 35 hours per week to 37.5 hours per week. Haakenson stated that the GIS Coordinator Martel has been putting in extra hours in the Sheriff's Department with the 911 system and now extra hours in the Health Department doing COVID tracing mapping. Motion by Curran second by Breske to approve the increase of hours of the GIS Coordinator from 35 hours per week to 37.5 hours per week, moving forward to Personnel Committee Meeting. All ayes, motion carried.
- b. **Discuss Zoning training topics.** Haakenson would like to set up a training session for the WLUP Committee on Public Hearing procedures.
- c. **Budget review.** Haakenson presented the Committee with a written July Budget Summary. Haakenson stated a check was received for \$13,000 for Farmland Reimbursement Grant. Committee reviewed the July Budget Summary with no questions or concerns. Information only.

**19. Land Records Monthly Department Update- Duane Haakenson, Director:** Haakenson, Director, distributed a monthly summary. Haakenson stated the Water Ways Committee Meeting was held Saturday, July 25, 2020 with a good turnout. Haakenson stated this month's ADJ article will be about using the County GIS System. Information only.

**20. Schedule next meeting:** To be determined

**21. Adjourn meeting:** Motion by Medo, second by Novak to adjourn the meeting at 4:18 p.m. All ayes, motion carried.

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

## **Land Records and Regulations Dept. Monthly report submitted July 28, 2020**

### **Director**

"Four the Record" newspaper article published on July 15 highlighting using the County's GIS

LCWA annual meeting held at Jack Lake on Saturday July 25, new officers elected

Preliminary budget work w/ Finance

Received check in amount of \$12, 899 from DATCP FPP reimbursement grant

Worked on Budget reduction cost-savings for the Dept.

### **GIS Coordinator**

CAD 911 cleanup work – extensive, New 911 Vendor info sent these are not the same system

Highway Department LIDAR work, Health Department COVID Dashboard setup – finished in July

Maintenance on other systems as time allows.

### **County Surveyor**

July 1, for Nate Heuss, research road at Pearson to see if it hits parcel that county will take on Riverside Rd. 004-0080.013. It's a town road.

July 1-2 create directions/instructions for : filing maps of surveys received; filing PLSS corner forms received. Filed new map from Williams.

Created and mailed to all surveyors and map index update group, notice of records now available through gis website.

July 6 email from Nate H. re: tax deed parcel, and call from Dick Guenther, Ains. Chair, telling him it's a town road at least to the County tax deed parcel.

July 8-13 update 4xxxx series maps, correct database, removed duplicates, rescanned bad images. 520 records in this series.

July 13-21 update 3xxxx series..... 606 maps

July 16 emailed 7 maps and tie sheets to Chris @ Carow Land Surveying

July 21, call from Marty Kleven re: Loop Rd at Black Oak Lake. 16' rw but town wants to make it wider, for more access to Black Oak Lake.

July 22 off

July 23 start updating 2xxxx series. Emailed surveyor Nordin rr cl coordinates.

July 23, 2020 process 9 Rusch tie sheets (scan/rescan, update PLSS dbase, move images to LRR & NCWRPC ftp site, punch, put in books)

July 24, finished updating 2xxxx series maps in maps.mdb (496 records), started on 1xxxx series.

Emailed old survey map Country Kitchen area to Mike Winter.

July 27 finished updating 1xxxx series maps. All map updates done so accurate description shows up when searching for the maps online.

### **Land Conservation**

- Reviewed and submitted 2020 Nutrient Management Plans to DATCP
  - 56,977 acres planned in 2020
  - Up from 55,897 in 2019
- Planning 2020 Nutrient Management Farmer Training
- Sold final compost bins (total of 82 sold)
- Working on Land Conservation budget
- Issuing new Certificates of Compliance for Farmland Preservation Program
- Sent out Land Conservation newsletter
- Presentations to local groups

- Molly – Wild Ones
- Haley – Friends of Moose Lake
- Healthy Lakes Grant implementation
  - Working with landowners on Healthy Lakes practice design & installation
  - Recruiting new landowners for participation
- Planning for 2020 Clean Sweep event
  - August 22, 2020
  - Langlade County Fairgrounds
- Developing water education programming with Boys and Girls Club and Langlade County Waterways Association
- Shoreland restoration demonstration site maintenance
- Project design/planning/installation
  - Designing culvert replacement for Forestry Department
  - Designing waterline and fencing project for landowner
  - Installation of shoreland restoration on Upper Post Lake
- Events/Trainings Attended:
  - Healthy Shorelines for Animals Plants & People – online
  - North Central Land & Water Conservation Association Meeting – online
  - Aquatic plant ID training – online

**Haley Lucas** appeared on Breakfast Club discussing the upcoming annual LCWA meeting held at Jack Lake on July 25,2020

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## PUBLIC HEARING MINUTES

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**Committee:** Forestry and Water & Land Use Planning

**Date:** Tuesday, July 28, 2020

**Time:** 3:00 PM

**Location:** Eau Claire River Room, Resource Center, 837 Clermont Street, Antigo, WI

**Zoning Amendment Application Number:** #1018

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.
1. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Joseph Novak, III	Chairman	Present
Bob Curran	Vice-Chair	Present
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	
Timothy Taves	Applicant(s) Via Phone	

2. Chairman Novak read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1018** by Timothy Taves, Applicant, 1219 N. Grandview Rd, Appleton, WI Applicant, FROM A-2 W/FARMLAND PRESERVATION TO: AFR Land as being Pt SWSW Sec 32 T34N R9E being the S580' of W340' thereof; (Parcel #018-0507.001), Town of Parrish.
4. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 7/15/2020 & 7/20/2020 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 #1018** was filed in the Land Records & Regulations Department on 6/22/2020. 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 on Hwy H, North of the Town of Summit, in the Town of Parrish, close to the intersection of Hwy H and R& H Road. The Zoning to the north is A-2 w/farmland preservation, east is A-2 w/Forestry, south is not zoned and west is A-2 w/farmland preservation. Soil is Wagner Silt loam. Soil test has been done on the property, it was established as a holding tank due to the heavy soil.

7. There being no further questions for Haakenson, the chairman called the applicants forward and they were sworn in. (the applicant appeared via telephone).
  - a. Balcerzak: What are you doing with the property
  - b. Taves: It is hunting land, the intent is put a small building
  - c. Novak: Culvert/driveway
  - d. Taves: driveway already there with culvert
  - e. Novak: how big is the building
  - f. Taves: 13X40
  - g. Balcerzak: is there any power to the property
  - h. Taves: Yes, there is above ground not working very old, working with WPS on having buried power
  - i. Balcerzak: Was this approve by the Township
  - j. Taves: Yes
  
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.
  
9. Haakenson: Received communication from the Town of Parrish. Town minutes from June 8, 2020 states the request from Tim Taves to approve the rezoning of his property to residential so he can put up a storage shed. Jeremy made a motion for the board to approve rezoning 1 acre to residential, all ayes.
  - a. Balcerzak: Have all the taxes been paid?
  - b. Taves: Yes

Motion by Curran, second by Medo to close the testimony portion of the hearing. 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: *Power to site*
2. Provisions of these facilities and services will not be an unreasonable burden to local governments: *None*
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: *No*
7. Availability of alternative locations: *No testimony to that affect*
8. Productivity of the agricultural lands that are involved or affected: *No*
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 Curran to approve Petition for Zoning Amendment #1018 by roll call vote, all members voting aye, no nays. Motion carried.

This will go before the full County Board on August 18, 2020 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 3:16 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, July 28, 2020  
**Time:** 3:30 PM  
**Location:** Eau Claire River Room, Resource Center, 837 Clermont Street, Antigo, WI

**Zoning Amendment Application Number:** #1019

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

1. Hearing called to order at 3:36 P.M.
3. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Joseph Novak, III	Chairman	Present
Bob Curran	Vice-Chair	Present
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	
Richard Wiegert	Applicant	

4. Chairman Novak read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1019** by Wiegs of Neva Investment, Richard Wiegert, W9956 County B, Deerbrook WI 54424, Applicant, FROM RESIDENTIAL 1 TO: COMMERCIAL Land as being PT SE SW SEC 29 T32N AKA Lot 4 CSM V7 P150 (Parcel #014-0453.013) Town of Neva.
4. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 7/15/2020 & 7/20/2020 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 #1019** was filed in the Land Records & Regulations Department on 06/30/2020. 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 NE of Hwy 45 and Hwy B, in the Town of Neva. The Zoning to the north is Agriculture, east is A-2 w/Agriculture, south is Industrial and west is Industrial w/Agriculture. Soil is Antigo Silt loam.

7. There being no further questions for Haakenson, the chairman called the applicants forward and they were sworn in.

- a) Novak: What are you doing with the property
- b) Wiegert: Mini storage building, will put in a shared driveway with the landowner from the north and eventually put in power
- c) Curran: Where will egress and ingress be from the east
- d) Wiegert: Off of County Road B by the Church Right way
- e) Novak: How big is it going to be
- f) Wiegert: 50X180 is the plan
- g) Clark: Any culvert installations
- h) Wiegert: Yes, there will be a culvert installation and I'll deal with the county on that
- i) Balcerzak: Being this is a residential area is there anyone that might object to this
- j) Haakenson: Not that I'm aware of, I have not received any phone calls about this, the residential area is quite a bit to the east of that parcel.
- k) Wiegert: The reason it was set that way is because one of the original owners wanted to build a home on the property close to the shop but then decided against it.
- l) Novak: Did you get approval from the Township
- m) Wiegert: Yes
- n) Balcerzak: Are the taxes paid
- o) Wiegert: Yes
- p) Haakenson: I can confirm what that parcel was zoned residential, at that time the owner did have intentions of building a home on site, otherwise it probably been zoned industrial
- q) Balcerzak: that road to go back there that will be your responsibility
- r) Wiegert: Yes, were going to share it with the adjacent landowner, that way there will be another access point for him to access his field and it will be safer, otherwise he uses the entrance off of Hwy 45 on a hill. We actually gave them 66 feet of land with the understanding we will use that as a shared driveway. We will take care of the upkeep and they have another access point to the field
- s) Novak: Do you plan on paving it at some point
- t) Wiegert: No
- u) Balcerzak: You mentioned having electricity, will you have it in the building
- v) Wiegert: I'm not sure yet, I'm going to check with Public Service to see what is best. I don't want any overhead, I want it all underground. I just want some lighting in the field

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.

9. Haakenson: Received communication from the Town of Neva, Haakenson read meeting minutes received from the town clerk. Regarding a request for a zone change by Richard Wiegert. John Mattek made a motion to approve the zone change, all ayes, motion carried.

Motion by Curran, second by Breske to close the testimony portion of the hearing. All ayes, Motion carried.

After careful consideration of all factors:

**REZONING: REZONING INTO COMMERCIAL DISTRICT.**

**SECTION 17.48(6) STANDARDS FOR REZONING OF LANDS INTO THE COMMERCIAL DISTRICT.**

1. The showing of a need for a rural location for the proposed use. *Yes*
2. The relationship of the proposed use to other adjacent commercial uses. *Yes*
3. The suitability of the land for the installation of a sanitary system to serve the proposed use. *n/a*
4. d) Adequate public facilities, including roads, exist to serve the proposed development. *Discussed in Public Hearing*
5. Conflicts will not be created with adjacent land uses. *No conflict*
6. Availability of alternative locations already zoned commercial which are more closely related to other commercial uses. *There is already industrial in the area*
7. Proposed site has sufficient space for structures, parking, vehicular and pedestrian circulation, storage areas, landscaping, signing, etc. *Yes*

**DECISION:** Motion by Curran, second by Medo to approve Petition for Zoning Amendment #1019 by roll call vote, all members voting aye, no nays. Motion carried.

This will go before the full County Board on August 18, 2020 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 3:42 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, July 28, 2020

**Time:** 3:45 PM

**Location:** Eau Claire River Room, Resource Center, 837 Clermont Street, Antigo, WI

**Zoning Amendment Application Number:** #1020

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

1. Hearing called to order at 3:46 P.M.
5. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Joseph Novak, III	Chairman	Present
Bob Curran	Vice-Chair	Present
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	
Logan Behm	Applicant	
Julie Behm	Applicant	

6. Chairman Novak read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1020** by Jeffery R. Behm, W7420 Riverside Rd, Antigo, WI 54409 FROM: FORESTRY W/FARMLAND PRESERVATION TO: AFR Land as being Pt SE SE Sec15 T30N R12E (Parcel #016-0240), Town of Norwood being a 2 acre building site.
4. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 7/15/2020 & 7/20/2020 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 #1020** was filed in the Land Records & Regulations Department on 07/06/2020. 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 on Riverside Road, east of CTH S, site is adjacent to the Red River, in the Town of Norwood. There is some flood plain in the area, this site is beyond that flood plain, soil test has been done, it is suitable for a conventional septic system. The zoning to the north is forestry and agriculture w/ farmland preservation, east is forestry w/ farmland

preservation, south is flood plain and agriculture, west is A-2 w/ farmland preservation. Soil is Pence sandy loam.

7. There being no further questions for Haakenson, the chairman called the applicants forward and they were sworn in.
- a) Medo: The parcel is due north of the road crossing culvert where are you going to locate the driveway
  - b) Behm: There is an existing driveway
  - c) Medo: So there is one existing
  - d) Behm: Yes
  - e) Novak: Is there a culvert there
  - f) Behm: No, there is not
  - g) Novak: Is that something that should be considered
  - h) Haakenson: That is up to the township
  - i) Novak: Did you get approval from the town
  - j) Behm: Yes
  - k) Novak: Were they concerned about no culvert
  - l) Behm: Not that I am aware of, nothing was said
  - m) Curran: Is it a fairly flat area there, is there no water drainage across your driveway
  - n) Behm: Not too bad, spring if you really get a really warm melt, then you get a rain. There will be a little bit of puddling
  - o) Novak: Isn't there a little bit of a hill right there
  - p) Behm: Yes
  - q) Novak: How far are you planning on building from the river
  - r) Behm: Quite a way
  - s) Novak: What would be your guess
  - t) Behm: 40/50 feet above
  - u) Novak: It is really hilly there then
  - v) Behm: Yes, it is, we will be on the top of the hill
  - w) Haakenson: Just to give you an idea our flood plains in the county are 5 feet above the normal
  - x) Medo: To recap driveways been there as long as you can remember, you haven't had any washout, even through the last couple of years, which has been very wet. Is that site open or will you be logging it
  - y) Behm: I will have to clear out probably 200X200 feet
  - z) Balcerzak: Is there electrical
  - aa) Behm: Not yet, but there will be
  - bb) Novak: Does the electrical go toward your parent's house
  - cc) Behm: I will have to get electrical from County Road S down Riverside Road
  - dd) Novak: Are the taxes paid
  - ee) Behm: Yes
  - ff) Novak: Did you get approval from the township
  - gg) Behm: Yes

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.
9. Haakenson: Received communication from the Town of Norwood. Town minutes from July 13, 2020. Logan Behm request to rezone 2 acres from forestry to AFR as indicated by Zoning Amendment #1020. After review of the land he was requesting by map Dahms made a motion to rezone the 2 acres from forestry to AFR, second by Verhasselt all in favor, motion carried.

Motion by Breske, second by Medo to close the testimony portion of the hearing. 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:

14. Adequate public facilities exist to serve the development or will be provided: *Yes*
15. Provisions of these facilities and services will not be an unreasonable burden to local governments: *Yes*
16. Land is suitable for development: *Yes*
17. 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*
18. Potential conflict with remaining agricultural land and uses in the area: *No conflict*
19. Need for proposed development in the location specified: *No*
20. Availability of alternative locations: *No testimony to that affect*
21. Productivity of the agricultural lands that are involved or affected: *N/A*
22. Whether the development as proposed is located to minimize the amount of agricultural land converted: *n/a*
23. The land is better suited for a use not allowed in the Exclusive Agricultural district: *N/A*
24. The rezoning is consistent with any applicable comprehensive plan: *Yes*
25. The rezoning is substantially consistent with the county certified farmland preservation plan: *Yes*
26. 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: *It will not*

**DECISION:** Motion by Balcerzak, second by Curran to approve Petition for Zoning Amendment #1020 by roll call vote, all members voting aye, no nays. Motion carried.

This will go before the full County Board on August 18, 2020 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 4:08 p.m.

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