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LANGLADE COUNTY



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## MEETING MINUTES

**Committee:** Water & Land Use Planning Committees  
**Date:** Tuesday, August 25, 2020  
**Time:** 2:30 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 2:30 p.m. by Medo, Novak arrived at 3:03 p.m.
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 A. Binder	Applicant, Citizen, via Telephone	

**3. The Committee recited the Pledge of Allegiance.**

Motion by Breske, second by Balcerzak to excuse Curran. All ayes, motion carried.

**4. Approve previous meeting minutes:** Motion by Balcerzak, second by Breske to approve the previous meeting minutes of July 28, 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.....James A. Binder, Applicant 3:30 P.M. Petition for Zoning Amendment #1021, Town of Wolf River.** See attached Public Hearing Minutes.

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

- a. **Discuss public hearing procedures and related zoning information.** Haakenson addressed the Committee with public hearing procedures. Haakenson had an open table discussion on different processes. Information only.
- b. **Discuss and approve 2021-2022 budgets.** Haakenson presented the Committee with a 2021 budget and 2022 preliminary budget. Committee discussed and reviewed the

2021 budget and 2022 preliminary budget. Motion by Breske, second by Medo to approve the 2021 budget and 2022 preliminary budget, forwarding onto Finance Committee. All ayes, motion carried.

- c. **Discuss fees for variances and setting up public hearings related to Board of Adjustment.** Haakenson would like approval to change the variance set fee connected to zoning permits. Haakenson explained past practices. Discussion held. Motion by Medo, second by Novak starting September 1, 2020 adding \$250.00 variance fee connected to zoning permits. All ayes, motion carried. Starting September 1, 2020, there will be a \$250.00 variance fee connected to zoning permits.
- 8. Monthly budget summary:** Haakenson presented the Committee with a monthly budget summary. Committee reviewed with no concerns. Information only.
- 9. Land Records Department Update- Duane Haakenson, Director:** Haakenson presented the Committee with a written Land Records Department update. Haakenson discussed Clean Sweep, stating it was a success. Haakenson stated Land Conservationist Molly McKay has turned in her resignation, as her written report attached below.
- 10. Schedule next meeting:** Tuesday, September 29, 2020 in the County Board Room. Time to be determined.
- 11. Adjourn meeting:** Motion by Breske, second by Balcerzak to adjourn the meeting at 4:50 p.m. All ayes, motion carried.

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

### Land Records Monthly Update submitted August 25, 2020

- 8-4 Finance meeting for Budget Reduction
- 8-6 Duane meet w/ Finance department on department budget
- 8-10 LCC meeting- budget
- 8-11 Land Information Council meeting
- 8-17 "Four the Record" Newspaper article submitted with information on Clean Sweep
- 8-18 Molly on Breakfast Club-Clean Sweep
- 8-18 County Board- Rezone and GIS Coordinator
- 8-19 Breakfast Club-Hazardous Household Waste information
- 8-22 Clean Sweep Event held at the Fairgrounds
- 8-24 Board of Adjustment public hearings with three variances

### **GIS Coordinator**

COVID Dashboard created & put in place for the public.  
AEA, July 2019 storm damage pics, July 2020 flood damage pics, and GIS apps created.  
GIS portion of County website modified for Maps n Apps once each is completed.  
Forestry Department GIS help given for trails.

### **County Surveyor**

July 28, 2020, scanned, indexed, filed 4 large Arnott maps. Added NCWRPC link to 90 map images.  
July 29, 2020 sent map and PLSS update to ADC for our GIS site. Started work on final map for Forestry project in 3-33-10  
July 30-31, National Park Service Chain saw safety training  
Aug 3-7, vacation  
Aug 10-13, with ADC, updated GIS search to include search by subdivision, reviewed entire database for subdivision naming consistency.  
Aug 10, review dean Williams Thiel csm, emailed changes, and also commented on Dinsmore CSM  
Aug 11. Worked with ADC to get map index "search by Plat" feature working. Land info meeting  
Aug 12 re-review Thiel and Dinsmore CSMs for Williams. Asked for revision on Theil. Investigate Hwy J R/W for Brian Braun re: Smiths driveway location. Send copy of CSM I did at DNR/fairgrounds property so Nate H. could figure out who's fence is around DNR building.  
Aug 17 field work and finished map at Silver Birch with Chris Arrowood.  
Aug 18 off all day  
Aug 19, dump silver birch GPS elev points and put copy in file. "cleaned" and sent aerial control points to Joe for accuracy check of new aerial compared to check points.  
Aug 20 reviewed .tif's just received from Ayres. Checked bridges on 41 photos... no problems. Did tie sheet for s1/4 cor 27-43-11. Finished sorting finished and in progress tie sheets for all townships.  
Aug 24 Williams brought in final Thiel CSM. Approved it and Dinsmore surveys. Received call from Chet regarding "confusing" Thiel CSM... got him straightened out on that. Added romportal indexing number to 42 PLSS corner recon sheets from Forestry dept.

### **LAND CONSERVATION DEPARTMENT UPDATE:**

- Met with farmer for individual Nutrient Management Farmer Training
- Soil Water Resource Management (SWRM) program
  - processing reimbursements to landowners

- putting together new contracts
- Lake Protection Grant wrap-up and start of new grant
- Healthy Lakes Grant implementation
  - Working with landowners on Healthy Lakes practice design & installation
  - Recruiting new landowners for participation
  - Amendment to 2020 Healthy Lakes Grant
  - Compiling 2021 Healthy Lakes Grant materials
- Langlade County Waterways Association Meeting
  - Land Conservation helped to host
  - Haley & Molly presented
- Installation of AIS signage at three Upham lakes
- Planning for 2020 Clean Sweep event
  - August 22, 2020
  - Langlade County Fairgrounds
  - Sent out post cards and fliers
- Developing water education programming with Boys and Girls Club and Langlade County Waterways Association
- Site visits for potential conservation projects
- 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:
  - Planting New Ideas, Growing Conservation – online
  - Surface Water Grants Updates – online
  - Lumberjack RC&D Council meeting – online

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## PUBLIC HEARING MINUTES

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

**Date:** Tuesday, August 25, 2020

**Time:** 3:30 PM

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

**Zoning Amendment Application Number:** #1021

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

1. Hearing called to order at 3:30 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 A. Binder	Applicant(s) Via Phone	

3. Chairman Novak read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1021** by James A. Binder, E8126 Church Rd, New London, WI 54961, Applicant, FROM: FORESTRY W/FP TO: AFR Land as being SE SE Sec 8, T31N, R15E. being a 2 acre building site. (Parcel #034-1742), Town of Wolf River.
4. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 8/12/2020 & 8/17/2020 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 #1021** was filed in the Land Records & Regulations Department on [REDACTED]. 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 Oconto County, logging road through the property. The Zoning to the north is Forestry w/farmland preservation, east is Oconto County, south is Forestry and west is Forestry. Soil is pence sandy loam, area has a small area of wet soil, with a large upland area.

Novak: is the body of water considered the Wolf River

Haakenson: It is a tributary to a stream from Oconto County

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. Medo: Are you planning on bringing in utilities
  - b. Binder: No, I will be using a generator
  - c. Novak: How big is the building
  - d. Binder: 20X30 with a 6 foot overhang
  - e. Novak: Will you someday run electricity
  - f. Binder: It is 1 ½ miles from County Road T
  - g. Haakenson: Do you have a building site
  - h. Binder: Perk test has been done by Jeff Dahms, Dahms has not filed the perk test with the office as of yet.
  - i. Haakenson: Describe building site
  - j. Binder: Off of the aerial page, the clearing of the 40 acres, dot of trees, south from the clearing toward the main road half way of the clearing, the highest point of that opening, on the logging road is the cabin site.
  - k. Haakenson: Off of the logging road
  - l. Binder: After it curves from the left, the cabin will be to the left
  - m. Novak: Did the Town of Wolf River approve
  - n. Binder: Yes, the Town of Wolf River did approve, I faxed approval on July 8, 2020
  - o. Haakenson: I do have the notification from the Town, it was received July 3<sup>rd</sup> and copy of the minutes to attest
  - p. Medo: Is the property taxes paid
  - q. Binder: Yes, the property taxes are paid
  - r. Novak: Is there any culverts
  - s. Binder: There is one from the previous owner

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 3:46 p.m. 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: *N/A*

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 #1021 by roll call vote, all members voting aye, no nays. Motion carried.

Binder, wanted to thank the staff of the Land Records Department, stating Penny and Jamie were very helpful through the whole process.

This will go before the full County Board on September 16, 2020 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 3:52 p.m.

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