

800 CLERMONT STREET  
ANTIGO, WI 54409-1948  
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LANGLADE COUNTY



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## MEETING MINUTES

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**Committee:** Water & Land Use Planning Committees  
**Date:** Tuesday, September 29, 2020  
**Time:** 3:30 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 3:30 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 |         |
| Tim Rusch                           | Surveyor/Agent                           |         |
| Jeff DeGroot                        | 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 August 25, 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.....Jeff DeGroot, Applicant 3:30 P.M. Petition for Zoning Amendment #1022, Town of Wolf River.** See attached Public Hearing Minutes.

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

- a. Consider approval of 4 lot CSM for a residence in the Forestry district with less than 35 acres. Secluded Land Company, LLC, Owner (Tim Rusch, Surveyor/agent) 400 Rusch Road., Antigo, WI 54409. Land as being part of the SWSW of Sec 9, T34N, R10E (Parcel #008-0153), Town of Elcho. Timothy Rusch Surveyor/agent for Secluded Land Company

LLC addressed the Committee presenting a Certified Survey Map and Application for Minor Subdivision. Rusch stated he surveyed and mapped by the order of Secluded Land Company LLC, part of the SW1/4 SW1/4, Section 9, T34N-R10E, Town of Elcho, Langlade County, Wisconsin (Parcel #008-0153). Rusch stated the 4 lots are located on Northwood Lane and Moccasin Lake Road. Haakenson gave the Committee a brief history on Forest District and Permitted Uses. Discussion held. Motion by Balcerzak, second by Breske to approve 4 lot CMS for a residence in the Forestry District with less than 35 acres (parcel #008-0153), Town of Elcho. All ayes, motion carried.

- b. Floodplain Ordinance and Junk Ordinance Updates.** Haakenson updated the Committee on the Floodplain Ordinance. Haakenson stated the DNR was set to help with the mapping and Floodplain Ordinance, however the employee that was set to help with this task is no longer with the DNR. Haakenson stated due to COVID, he would like to hold on this project until next year until assistant is available from the State. Haakenson gave a brief history on the mapping and Floodplain Ordinance and its purpose.

Haakenson updated the Committee on the Junk Ordinance. Haakenson stated recently the County acquired delinquent properties in the Towns of Langlade and Summit that were already in violation of the Junk Ordinance. Haakenson has been working with the land owner in the Town of Langlade. Haakenson stated after talking with Corporation Counsel Stowe, the Junk Ordinance is not something the County can enforce due to time and legal/court cost. Information only.

Medo arrived at 4:24 p.m.

- c. Review monthly budget summary.** Haakenson presented the Committee with a written Budget Summary. Committee reviewed the budget. No questions or concerns. Information only.

**8. Land Records Department Update- Duane Haakenson, Director:** Haakenson presented the Committee with a written Land Records Department Update. Discussion held on Personnel Committee giving preliminary approval to advertise the vacant Land Conservation position. Written report attached.

**9. Schedule next meeting:** October 27, 2020. Time to be determined

**10. Adjourn meeting:** Motion by Breske, second by Novak to adjourn the meeting at 4:44 p.m. All ayes, motion carried.

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

## Land Records Monthly Update submitted September 29, 2020.

- 9-1 Junk violation letter sent out at the request of the Town of Summit
- 9-1 Sewage violation investigated with Health department and letter sent out in Town of Upham
- 9-2 Attended Personnel meeting to refill Land Conservationist position.
- 9-14 LCC meeting discussed Land Conservationist position, budget and grants
- 9-15 Finance committee 2021 budget meeting
- 9-15 Court w/ Robin-Town of Langlade junk violation.
- 9-16 Duane on Breakfast Club-Lidar
- 9-17 Worked with owner on sewage violation and lot line issues in Town of Upham
- 9-18 Met with Robin and Judy Nagel for position justification
- 9-18 Molly Mc Kay's last day
- 9-21 "For the Record" monthly article sent to ADJ on Lidar
- 9-21 Board of Adjustment meeting
- 9-22 Met w/ Forestry department regarding future projects
- 9-24 Job announcement for Land Conservationist sent to paper
- 9-29 W & LUPC meeting
- 9-29 Finance meeting Dept. Heads requested to attend

### GIS Summary

Ayres LIDAR Online tool officially kicks off  
Reworked Airport Zoning Height Map for State of WI in GIS Format  
Started GIS File inventory process (what we have, what it's for, updated date, and so forth)  
COVID paperwork and maintenance continues

### County Surveyor

Aug 25 received callback from Greg Schroepfer (Price Chairman) re \$\$ help for fixing washed out road down to Lawrence Lake. Gave him Gary Bartz's phone number.  
Finished adding 40 recon sheets to existing tie sheets. Recon gathered by Forest. Dept on corners in wind damaged area.  
Added images of 15 tie sheets (Rolling & Norwood) to NCWRPC site and updated PLSS database for these to show now on GIS online.  
08/27-28 added 73 16<sup>th</sup> corners tie sheets (31-09 thru 31-13) to PLSS database

Reviewed 8 certified survey maps

09/25/2020 finished adding 16<sup>th</sup> corner tie sheets to plss.mdb for including with information distributed through tie sheet search on GIS website. a total of approximately 853 records were added.  
09/25/2020 added maps that were received during the month to the maps.mdb database  
09/28/2020 submitted updated PLSS database and Map database to ADC for GIS website, also submitted those to NCWRPC ftp site

### LAND CONSERVATION DEPARTMENT UPDATE:

- Molly McKay left Conservationist position 9/18/20.
- Manure Hauling Meeting for towns

- Mike Koles, Executive Director of Wisconsin Towns Association taking the lead.
  - No location or time is set.
- Soil Water Resource Management (SWRM) program
  - Putting together new contracts
  - Extremely high interest in program participation.
- Planning 2021 Lake Monitoring & Protection Network – Tri County Aquatic Program
  - 3 counties have approved
- Lake Protection Grant
  - Applied for reimbursement on first grant (19-20)
  - Currently using funding from second grant (20-21)
- Healthy Lakes Grant implementation
  - Working with landowners on Healthy Lakes practice design & installation
- Langlade County Waterways Association Meeting
  - Haley conducted a stream health activity training for group
- 2020 Clean Sweep event
  - Waiting for reports from Veolia.
- Farmland Preservation Spot Checks to begin in October.
- Project design/planning/installation
  - Site Visits: 1 Shoreline Stabilization
  - Designing: 3 Access Roads, 1 Field Windbreak, 1 Culvert Replacement, 2 Shoreline Stabilization, 2 Manure Storage Facilities, 1 Waterline, 1 Animal Lane.
- Events/Trainings Attended:
  - Waterways Association Meeting (Molly, Haley)
  - DATCP Partner Meeting (Molly, Chris)

## PUBLIC HEARING MINUTES

**Committee:** Forestry and Water & Land Use Planning  
**Date:** Tuesday, September 29, 2020  
**Time:** 3:30 PM  
**Location:** County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

**Zoning Amendment Application Number:** #1022

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 |         |
| Jeff DeGroot                        | Applicant(s) Via Phone                   |         |

3. Chairman Novak read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1022** by Jeff DeGroot, 408 W. 8<sup>th</sup> Street, Kaukauna, WI 54130, applicant, From: Forestry W/FP to AFR. Land as being SENE SEC 33 T31N R14E, a 2 acre building site (Parcel #034-0478), Town of Wolf River.
4. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 09/16/2020 & 9/21/2020 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 #1022** was filed in the Land Records & Regulations Department on August 21, 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 North of County Road M, Town of Wolf River. The Zoning to the north is Forestry w/farmland preservation, east is Forestry w/farmland preservation, south is Forestry w/farmland preservation and west is Forestry w/farmland preservation. Soil is Antigo Silt 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: How big is the building
  - b. DeGroot: 30X32 garage with second story living space
  - c. Balcerzak: Does this fit into the Town Comp Plan
  - d. Haakenson: The Town has approved and this does fit into the County Comp Plan
  - e. Novak: Are the taxes paid
  - f. DeGroot: Yes
  - g. Novak: Are there any variances
  - h. DeGroot: Not that I'm aware of, there is a creek on the north of the property
  - i. Novak: Is this high land
  - j. DeGroot: Yes, the building will be on top of ridge
  - k. Novak: Has there been a soil test
  - l. DeGroot: Yes, it was permitted for 4 people
  - m. Novak: is there a culvert
  - n. DeGroot: No, driveway has no culvert
  - o. Haakenson: Is there an existing driveway
  - p. DeGroot: Yes

Haakenson read minutes from the Town of Wolf River stating on 9/9/2020 Zoning Amendment #1022 passed 3-0 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 3:47 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: *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 #1022 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 3:52 p.m.

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