

MEETING MINUTES

Committee: Water & Land Use Planning Committee
Date: Tuesday, April 30, 2024
Time: 3:30 p.m.
Location: County Board Room, Lower Level of the Safety Building, 840 Clermont Street

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

1. The meeting was called to order at 3:30 p.m. by Chairman Bina.
2. Roll call was conducted.

Water & Land Use Planning Committee

Name	Role	Status
Rick Bina	Chair	Present
Justin Sorano	Member	Absent
Chet Haatvedt	Member	Present
Jeff Wickersheim	Member	Present
Doug Curler	Member	Present

Non-Committee Members Present

Name	Interest
Duane O. Haakenson	Zoning Administrator
Chris Arrowood	Land Conservationist
Jason Hilger	Langlade County Administrator
Becky Rank	Deputy County Clerk/Recording Secretary

3. The Committee recited the Pledge of Allegiance:
4. Approve previous meeting minutes of February 27, 2024: Motion by Curler second by Wickersheim to approve the previous meeting minutes of February 27, 2024. All ayes, motion carried.
5. Public comment on agenda items, and consideration of requests for items to be added to future meeting agendas:
None
6. Public Hearing.....
 - a. 3:30 P. M. Petition for Zoning Amendment # 1064 by Michael De Bruin 6042 Sherman Rd., Oshkosh, WI 54401, Applicant: See below.
 - b. 3:45 p.m. Petition for Zoning Amendment # 1065 by Don Bintz 2709 Cyrano St., Henderson, NV 89044, Applicant: See below.
7. Confirmation of Appointments to the Citizen Advisory Committee for the Comprehensive Plan Amendment and Land & Water Resource Management Plan Revision: Land Conservationist Arrowood presented the Committee with a printed summary of the 2019 Comprehensive Plan, including 2024 Amendments and Land & Water Resource Management Plan with 2025-2034 Revisions. Arrowood stated the reason to amend the Comprehensive Plan from 2019 is to update the Farmland Preservation maps to meet the State standards for certification, so Langlade County can continue to have the Farmland Preservation Program. Arrowood stated the State Administrative Code requires every County to have a Land & Water Resource Management Plan. Langlade County's current plan was last revised and updated in 2019 and while this plan is still in effect, there have been substantial local changes in staffing, partnerships, and program administration since 2019. These changes have resulted in the Land & Water Resource Management Plan no longer serving well as a guidance document and work plan for County Conservation Department staff. Information only.

Arrowood presented the Committee with a proposed Citizen Advisor Committee handout. Arrowood stated the purpose of the Citizen Advisory Committee is to ensure public input is provided to the Land

Records & Regulation & Land Conservation Department on the 2025-2034 Land & Water Resource Management Plan and the 2024 Amendment to the 2019 Comprehensive Plan. Arrowood stated the Land Records Department has acquired a grant to offset a portion of meeting costs. Motion by Haatvedt, second by Wickersheim to accept the appointments to the Citizen Advisory Committee with the Addition of a Member from the Land Information Council making it a 10-member Committee. Chairman called for a voice vote. Curler, nay; Haatvedt, aye; Wickersheim, aye; Bina, nay. Vote is 2 ayes, 2 nays, motion failed.

Motion by Bina, second by Curler to accept the proposed Citizen Advisory Committee as proposed. Chairman called for a voice vote. Curler, aye; Haatvedt, aye; Wickersheim, aye; Bina, aye. Vote is 4 ayes, 0 nays, motion carried.

- 8. Discuss Appointment of Langlade County Land Conservation Committee Representatives:** Arrowood presented the Committee with a 2024-2026 Langlade County Land Conservation Committee Representatives List. Arrowood discussed the lake districts within Langlade County. Arrowood asked the Committee to review the list, with recommendations and appointments being made at the next Committee Meeting. Information only.

Arrowood presented the Committee with a written Land Conservation Department Report. Arrowood stated the Land Conservation Budget is in good shape, stating the 2023 Wildlife Damages reimbursement funds are pending. Arrowood stated it has been 10 years or more since the Land Conservation Department was invited into a classroom for education purposes. Arrowood stated he is proud to announce that Assistant Land Conservationist Katie Bahr-Bender was invited into the White Lake School to work with TIP & FLOW to educate White Lake students on invasive species and inspire participation on the invasive species poster contest. Arrowood stated the Clean Sweep for household hazardous waste will be held on August 3, 2024, at the Fairgrounds. Arrowood discussed the Nutrient Management Plan Reporting and Conservation Compliance Review numbers stating Langlade County has the highest number of Nutrient Management Plans reported in the state. Information only.

- 9. Monthly department Update-Duane Haakenson, Director:** Zoning Administrator Haakenson presented the Committee with a written Land Records & Regulation Department Update. Haakenson stated on May 15, 2024, Schneider will be doing a GIS training. Haakenson stated there will be two sessions one for staff and officials and one for the public. Haakenson stated on May 29, 2024, the Risk Branch of FEMA's Chicago Regional Office will host a meeting in the Multi-Purpose Building at the Langlade County Fairgrounds to discuss and review preliminary Flood Insurance Rate Maps and data for Langlade County. Haakenson stated he is working with HR on filling the current vacant GIS Technician Position. Haakenson stated long-time Code Administrator Jeff McKinney will be retiring in May. Haakenson stated he is working with HR on filling this position. Information only.

- 10. Schedule the next meeting:** May 28, 2024 at 4:00 p.m.

- 11. Adjourn meeting:** Motion by Curler, second by Haatvedt to adjourn the Joint Water and Land Use/ Land Conservation Committee Meeting at 5:24 p.m. All ayes, motion carried.

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

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, April 30, 2024
Time: 3:30 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #1064

The following are the Minutes of the Public Hearing, held by the Committee at the meeting detailed above:
Hearing called to order at 3:32 P.M.
Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Rick Bina	Chairman	Present
Justin Sorano	Member	Absent
Chet Haatvedt	Member	Present
Doug Curler	Member	Present
Jeff Wickersheim	Member	Present
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	Zoning Administrator	
Chris Arrowood	Land Conservationist	
Jason Hilger	Langlade County Administrator	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Michael De Bruin	Applicant	
Multiple Members of the Public		

3:30 P.M. Petition for Zoning Amendment #1064 by Michael De Bruin, 6042 Sherman Rd. Oshkosh, WI 54901 Applicant, FROM: **Forest w/ Farmland Preservation** TO: Agricultural / Forest / Residential District (**AFR**) Land as being a 3.57-acre building site in Pt. SE SW SEC 9 T32N R9E (Parcel # 032-0140), Town of Vilas

Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 04/17/2024 and 04/22/2024 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Vilas Town Chairman, Vilas Town Clerk and those persons owning property within 300 ft of the described parcel.

Haakenson presented the Committee with the findings of fact, aerial photo, and a locational map of the area. Haakenson stated the proposed 3.57-acre building site is located West of S. Pratt Road, on the North side of White Creek Road. The surrounding zoning is Forestry, A2, Forestry with Farmland Preservation and Conservancy on the very east side of the parcel. The Applicant owns a 40+ acre parcel that is wooded. Soil is heavy silt loam which is typical in that area. This type of soil is not good for a conventional septic system.

There being no further questions for Haakenson, Chairman Bina called the applicant(s) forward and was sworn in. Applicant stated his name as Michael De Bruin.

- a. Chairman: What are you looking to do?
- b. De Bruin: We are looking to build a residential home in the future. Currently, we are looking to put in electricity and clean up the building site. The remaining acreage will go back into MFL.
- c. Bina: Do you currently have a driveway?
- d. De Bruin: There is a logging road on the NENW corner of the lot.
- e. Curler: What type of septic system do you want to install?
- f. Haakenson: Due to the soil type it will most likely be a holding tank.

g. De Bruin: I suspect a holding tank or a mound system.

There being no further questions for the applicant.

Chairman called for any testimony in **FAVOR**: Being none

Chairman called for any testimony in **OPPOSITION** of the petition: Chairman Bina swore in Mr. Ronald Wildman.

Bina: What would you like to add?

Wildman: I own the property adjacent to this parcel. Due to high water levels, the land is only accessible at certain times of the year. When I bought my land, I tried to build a home on it but would not perk due to the water table. I am concerned that the land is not suitable for a home due to the soil type.

Curler: Why are you against this zoning amendment?

Wildman: I don't mind if someone builds a home but I don't see how they can get back there and if it will perk. If you dig a foot and a half, you're in water.

Haakenson: I can pretty much guarantee it will not perk and will need a holding tank.

Wildman: I just don't want to see a bunch of hunting cabins brought onto the land.

Haatvedt: If the remaining land is put back into MFL that will prohibit any hunting cabins from going up anywhere except the designated spot.

Wildman: The land is going into MFL?

De Bruin: The land came out of MFL this year and once I get the rezone approved I will put it back into MFL

Haatvedt: For a 25 Year period?

De Bruin: Yes.

Curler: Why wait to put it into MFL?

Haakenson: If your land is in MFL it is limited on what can be rezoned.

Curler: Are you opposed to going to a smaller acreage for rezoning?

De Bruin: Yes, if I went smaller I would have fewer options and I would be stuck with a little lot. The parcel I have is bigger than the standard 40 acres. I was originally looking at doing a 5-acre parcel but was talked down to doing a 3.57-acre lot. I am looking at building a home.

Chairman called for any testimony in **OPPOSITION** to the petition: Being none.

Chairman called for any testimony for **INFORMATIONAL** purposes: Being none.

Haakenson stated he received correspondence from the Town of Vilas. Per the correspondence, the Zoning Amendment was approved during the 03/08/2024 Town meeting with a 3-0 vote.

Motion by Curler, second by Haatvedt to close the Public Hearing for #1064 at 3:47 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:

1. Adequate public facilities exist to serve the development or will be provided: *Yes, Town approved.*
2. Provisions of these facilities and services will not be an unreasonable burden to local governments: *No evidence provided.*
3. Land is suitable for development: *Yes, the Landowner approved of site.*
4. The development will not cause unreasonable air or water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas: *No Testimony.*
5. Potential conflict with remaining agricultural land and uses in the area: *NA, not Ag Land.*
6. Need for the proposed development in the location specified: *Landowner chose the site.*
7. Productivity of the agricultural lands that are involved or affected: *No.*
8. Whether the development as proposed is located to minimize the amount of agricultural land converted: *Forest land, not Ag Land.*

9. The rezoning is consistent with any applicable comprehensive plan. *No Testimony.*
10. The rezoning is substantially consistent with the county-certified farmland preservation plan: *Yes, not prime farmland.*
11. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use: *NA.*

DECISION: Motion by Haatvedt, second by Wickersheim to approve Petition for Zoning Amendment #1064. Roll call vote: Curler, aye; Haatvedt, aye; Wickersheim, aye; Bina, aye. All members present voted aye, motion carried.

Haakenson suggested the applicant call his office the day after the County Board meeting for the results, and any details.

The hearing is adjourned at 3:54 p.m.

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

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, April 30, 2024
Time: 3:45 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #1065

The following are the Minutes of the Public Hearing, held by the Committee at the meeting detailed above:
 Hearing called to order at 3:55 P.M.
 Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Rick Bina	Chairman	Present
Justin Sorano	Member	Absent
Chet Haatvedt	Member	Present
Doug Curler	Member	Present
Jeff Wickersheim	Member	Present
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	Zoning Administrator	
Chris Arrowood	Land Conservationist	
Jason Hilger	Langlade County Administrator	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Brennen Duke	Rep. for Applicant	
Multiple Members of the Public		

3:45 P.M. Petition for Zoning Amendment # 1065 by Don Bintz, 2709 Cyrano St. Henderson, NV 89044, Applicant, FROM: **Forest** TO: Park & Rec (**PR**) Land as being a 5.82-acre building site in Pt. Govt Lot 5 SEC 11 T34N R11E (Parcel 008-0878.015); FROM: **Forest w/Farmland Preservation** TO: Park & Rec (**PR**) Land as being an 8.76-acre building site in Pt GOVT LOT 5 SEC 11 T34N R11E (Parcel # 008-0878.018); FROM: **Forest w/Farmland Preservation** TO: Park & Rec (**PR**) Land as being a 10.79 acre building site in Pt GOVT LOT 5 SEC 11 T34N R11E (Parcel 008-0878.017), Town of Elcho.

Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 04/17/2024 and 04/22/2024 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Elcho Town Chairman, Elcho Town Clerk and those persons owning property within 300 feet of the described parcel.

Haakenson presented the Committee with the findings of fact, aerial photo, and a locational map of the area. Haakenson stated there are 3 separate parcels Applicant would like to convert from Forestry to Park and Recreation to have a campground. The location of the parcels is off of Clear Lake Road, North of the Post Lake Dam and South of County Road K. Surrounding zoning are: North: commercial and park and recreation; East: commercial; South: forestry; West: residential. Haakenson stated this area was hit by the July 2019 wind storm.

Haatvedt: the adjoining parcel 008-0878.014 is zoned commercial and park and recreation?

Haakenson: The adjoining parcel is 6.622 acres and is used as a campground with a Real Estate Office.

Haatvedt: How much of that parcel has been carved out for the campground?

Haakenson: I would guess about 2-3 acres.

There being no further questions for Haakenson, Chairman Bina called the applicant(s) forward and was sworn in. Representative for the Applicant came forward stating his name as Brennen Duke, Next Level Construction.

- a. Chairman: Please explain the proposed project.
- b. Duke: The idea is to turn the 3 parcels into 1 parcel for tax purposes and have it zoned as Park and Recreation. The owner would like to have several rental cabins, a common area for a pavilion/ playground maybe a pickleball court, and a maintenance shed. The thought is to have RV parking in the back corner of the lot.
- c. Bina: the rest of the parcels would be cabins?
- d. Duke: Yes.
- e. Haatvedt: Will the cabins be short-term or long-term?
- f. Duke: Short-term for the cabins, but used year-long due to the recreation trails being so close.
- g. Bina: Will there be one septic for all the cabins?
- h. Duke: No, I have to size the cabins but thinking 2-3 cabins per septic.
- i. Bina: How big will the cabins be?
- j. Duke: They will be 2 bedrooms and about 700-800 sq. ft.
- k. Curler: How many cabins?
- l. Duke: Looking at 13 cabins.
- m. Haatvedt: How many RV spots?
- n. Duke: Looking at 8.
- o. Bina: Will there be a dump station?
- p. Duke: Yes, thinking it will be by the pavilion and bathroom station.
- q. Haatvedt: We are only approving the zoning amendment not the use of the property. The applicant will need to obtain a conditional use permit for that.
- r. Haakenson: Yes.
- s. Bina: What is this currently zoned?
- t. Haakenson: Forestry.

There being no further questions for the applicant.

Chairman called for any testimony in **FAVOR**: Being none

Chairman called for any testimony in **OPPOSITION** of the petition: Chairman Bina swore in Mr. Ronald Welnetz.

Bina: What would you like to add?

Welnetz: I am not opposed to the cabins. I am opposed to the RV camping. I own the adjacent property that will be opening as a campground in 3 weeks. I have obtained the appropriate permits to run the campground with 12 RV sites with electricity. I am fine with the cabins but the RV spots will be conflicting.

Bina: We are only looking at the zoning of the property.

Chairman called for any **OPPOSITION** of the petition: Chairman Bina swore in Mr. David Curran.

Bina: What would you like to add?

Curran: I am a resident of Post Lake and I have concerns. The County put a campground at the old Boy Scout Camp and now another campground opening off of County Road K with another proposed. Has a study been done on fire control, health, and safety? Will the County add another Sheriff Deputy to help with the added population to this area, adding more patrol? I have concerns about the congestion and whether the area can support it structurally. I would like a study done before anything is approved.

Bina: This sounds like your concerns should have gone to the Town of Elcho, we are here to decide on the zoning of the property.

Curran: I did not know anything about the project until it was already passed through the Town.

Haakenson: The Town did put out Notices. The town has the power to veto the County Board's adoption of the zoning amendment. It is up to the local residents to appeal to their Town Board.

Chairman called for any testimony in **OPPOSITION** to the petition: Being none.

Chairman called for any testimony for **INFORMATIONAL** purposes: Being none.

Haakenson stated he received correspondence from the Town of Elcho. Per the correspondence, the Zoning Amendment was approved during the 03/21/2024 Town meeting with a 3-0 vote.

Motion by Haatvedt, second by Curler to close the Public Hearing for #1065 at 4:20 p.m. All ayes, motion carried.

After careful consideration of all factors:

REZONING FROM ONE ZONING DISTRICT TO ANOTHER.

SECTION 17.661(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. *Yes, there is a mix of different zoning in that area.*
2. Proposed zoning and uses of the lands. *Yes, that is what the owner wants.*
3. Need for the proposed uses. *Yes, due to the recreation trails that are adjacent to the property.*
4. Availability of adequate public facilities to serve the proposed land use change. *Yes, the Town approved.*
5. Reasonableness of the burdens on local government to provide needed services. *Yes, the Town approved.*
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, will need state approval.*
9. Relationship of the zoning amendment to Ch. 18 of this Code of Ordinances. *NA.*

DECISION: Motion by Curler, second by Wickersheim to approve Petition for Zoning Amendment #1065. Roll call vote: Curler, aye; Haatvedt, nay; Wickersheim, aye; Bina, aye. By voice vote: 3 ayes, 1 nay, Petition for Zoning Amendment #1065, motion carried.

Haakenson stated this zoning amendment will be on the next County Board Agenda.

The hearing is adjourned at 4:38 p.m.

Minutes transcribed and submitted by:

Becky Rank, Deputy County Clerk/Recording Secretary