

MEETING MINUTES

Committee: Water & Land Use Planning Committee
Date: Tuesday, October 31, 2023
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. **Meeting called to order at 3:30 p.m.** by Chairman Bina.
2. **Roll call was conducted.** Motion by Curler, second by Zaverousky to excuse Sorano and Mulhollon. All ayes, motion carried.

Water & Land Use Planning Committee

Name	Role	Status
Rick Bina	Chair	Present
Justin Sorano	Member	Absent
Brian Zaverousky	Member	Present
Sally Mulhollon	Member	Absent
Doug Curler	Member	Present

Non-Committee Members Present

Name	Interest
Duane O. Haakenson	Zoning Administrator
Becky Rank	Deputy County Clerk/Recording Secretary

3. **The Committee recited the Pledge of Allegiance:**
4. **Approve previous meeting minutes:** Motion by Curler, second by Mulhollon to approve the previous meeting minutes of August 29, 2023. All ayes, motion carried.
5. **Public comment on agenda items, and consideration of requests for items to be added to future meeting agendas:** Chairman Bina requested to elect Vice Chair at the next meeting.
6. **Public Hearing.....**
 - a. **3:30 P. M. Petition for Zoning Amendment # 1061 by Jacob Reif 1415 1st Ave., Antigo, WI 54409, Applicant:** See below.
7. **Monthly Department Update-Duane Haakenson, Director:** Haakenson presented the Committee with a written report. Haakenson stated new employee Jasmine Ingersoll started as the new GIS Technician on October 17, 2023. On October 23, 2023 Board of Adjustment Chairman Dave Arendt announced his resignation. The Real Estate conversion is completed with Land Nav/Catalis, working on the final revisions to the Catalis Permitting Software. The Department is also working with Schneider Geospatial on GIS transition.

Haakenson introduced Mary King, Assistant Code Administrator. King updated the Committee on Septic Pumping Violations, as each septic must be pumped every three years. King stated at the beginning of 2023, 281 septic systems were delinquent on pumping. King stated after sending out notifications the current delinquencies, that has resulted in seven citations being issued. King discussed refining the septic delinquency procedure for the 2024 year. King discussed the process of establishing a new digital platform for recording and reporting the various services the Land Records Department provides. Information only.

8. **Schedule next meeting:** December 5, 2023 at 3:30 p.m.
9. **Adjourn meeting:** Motion by Curler, second by Zaverousky to adjourn the meeting at 4:33 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, October 31, 2023
Time: 3:30 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #1061

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

Hearing called to order at 3:35 P.M.

Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Rick Bina	Chairman	Present
Justin Sorano	Member	Absent
Brian Zaverousky	Member	Present
Doug Curler	Member	Present
Sally Mulhollon	Member	Absent
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	Zoning Administrator	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Jacob Reif	Applicant	
Jerry Reif	Citizen	

3:30 P.M. Petition for Zoning Amendment #1061 by Jacob Reif 1415 1ST Ave., Antigo, WI 54409 Applicant, FROM: **Forestry with Farmland Preservation** TO: Agricultural / Forest/ Residential District (**AFR**) Land as being a one-acre building site in Pt NW SW & PT NE SW SEC 20 T32N R9E (Parcel # 0320313.002), Town of Vilas.

Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on 10/18/2023 & 10/23/2023 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, an aerial photo, a locational map of the area. Haakenson stated this is a 1-acre building site North of County Road C, located on the West side of McCloud Road. Surrounding zoning: North, A2 with Farmland Preservation and Forestry; East, A1; South, Forestry with Farmland Preservation and AFR; West, is Forestry with Farmland Preservation. Sanitary Permit is issued. Soil Test is complete.

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

- a. Chairman: Looks like you are proposing to build a home.
- b. Reif: Yes
- c. Bina: How far is the build site from the road?
- d. Reif: Around 900 feet.
- e. Bina: What is the estimate for power to be ran that far?
- f. Reif: Estimated around \$10,000.
- g. Bina: Wasn't sure if you were considering using solar?
- h. Reif: Not at this time.

There being no further questions for the applicant.

Chairman called for any testimony in **FAVOR** of the petition. Chairman swore in Mr. Jerry Reif. Mr. Reif stated he would like to encourage the Committee to approve the rezone. Jacob and his wife love the property. Mr. Reif stated he feels it will be a benefit for the area and the Town of Vilas to have the home built on that property.

Chairman called for testimony in **FAVOR** of the petition. Being no others.

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

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

Curler: Is the existing home shown on the map the neighbor or on your land?

Reif: That is the neighbor's home, it is not on our land.

Bina: Was the land purchased from them?

Reif: No.

Curler: On the last page of the handout it's written "no good here". What does that mean?

Reif: There were multiple holes dug for the perk test, that area in particular was not a good perk.

Haakenson: The bad perk might be because there was dense soil in that area.

Haakenson read the correspondence from the Town of Vilas from 9/29/2023. The Town of Vilas recommended approval of rezone without conditions, approved by the Chairman and both Supervisors.

Motion by Curler, second by Zaverousky to close the Public Hearing for #1061 at 3:45 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*
2. Provisions of these facilities and services will not be an unreasonable burden to local governments: *Town of Vilas approved.*
3. Land is suitable for development: *Yes, Sanitary permit obtained.*
4. The development will not cause unreasonable air or water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas: *No testimony given.*
5. Potential conflict with remaining agricultural land and uses in the area: *Applicant owns the surrounding land.*
6. Need for the proposed development in the location specified: *Location is where the applicant wants it.*
7. Productivity of the agricultural lands that are involved or affected: *No testimony given.*
8. Whether the development as proposed is located to minimize the amount of agricultural land converted: *Yes.*
9. The rezoning is consistent with any applicable comprehensive plan. *Approved by the Town of Vilas.*
10. The rezoning is substantially consistent with the county certified farmland preservation plan: *Yes, not prime farm land.*
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: *No*

DECISION: Motion by Curler, second by Zaverousky to approve Petition for Zoning Amendment #1061. Roll call vote: Curler, aye; Zaverousky, aye; Bina, aye. All members present: aye. Motion carried.

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

Hearing is adjourned at 3:49 p.m.

Minutes transcribed and submitted by:

Becky Rank, Deputy County Clerk/Recording Secretary