

MEETING MINUTES

Committee: Water & Land Use Planning & Land Conservation Solid Waste Committees
Date: Tuesday, December 2, 2025
Time: 3:30 p.m.
Location: County Board Room, Lower Level of the Safety Building, 840 Clermont Street, Antigo, WI

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 Haatvedt.
2. Roll call was conducted:

Water & Land Use Planning and Land Conservation Committee		
Name	Role	Status
Chet Haatvedt	Chair	Present
Justin Sorano	Member	Absent
Bill Livingston	Member	Present
Jeff Wickersheim	Member	Present
Doug Curler	Member	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Becky Rank	County Clerk/Recording Secretary	
Breanna LeFebre	TIP Coordinator	
Other Citizens in Attendance		

3. The Committee recited the Pledge of Allegiance:
4. **Approve previous meeting minutes:** Motion by Wickersheim, second by Livingston, to approve the previous meeting minutes of September 30, 2025. All ayes, motion carried.
5. **Public Hearings:**
 - a. 3:30 P.M. Petition for Zoning Amendment #000019 by James W. Lindenberg, N9815 State Hwy 55, Pearson, WI 54462 Applicant, FROM: Forestry with Farmland Preservation TO: Agricultural/Forest/Residential (AFR) Land as being approx. 2 acres for an addition on home Pt. NW SW SEC 35 T34N R12E BEING THAT PT LYG N OF HWY (Parcel #004-1112.001), Town of Ainsworth: See below.
 - b. 3:45 P.M. Petition for Zoning Amendment #000020 by Cole Smith & Mekenzie Schisel-Smith, N5018 Hwy 45, Antigo, WI 54409 Applicant, FROM: A-1 TO: Commercial Land as being approx. 1.86 acres for outdoor/indoor storage units Pt. NE SW SEC 32 T32N R11E EXC HWY & EXC DOC#327420 NKA LOT 1 (Parcel # 014-0497), Town of Neva: See below.
 - c. 4:00 P.M. Petition for Zoning Amendment #000021 by J.W. Mattek & Sons, Inc. N5798 Star Neva Road, Deerbrook, WI 54424 Applicant FROM: Agricultural/Forest/Residential (AFR) TO: A-1 with Farmland Preservation Land as being 18.7 acres for exclusive agriculture Pt. SE NW SEC 22 T32N R11E EXC CEMETERY (Parcel # 014-0337.003) & 4.2 acres for exclusive agriculture Pt. NE NW SEC 22 T32N R11E EXC LOTS 1 & 2 (Parcel # 014-0334.003), Town of Neva: See below.
 - d. 4:15 P.M. Petition for Zoning Amendment #000022 by Rick Bina (Water & Land Use Planning Committee Chair), 837 Clermont Street, Antigo, WI 54409, Applicant, Text Amendment(s): For the purposes of revising general zoning requirements relating to fill and grade permits AND miscellaneous minor language updates and clarifications. Proposed text is available for inspection at the Land Records & Regulations Department Office, Resource Center 837 Clermont Street, Antigo, WI 54409: See below.

6. **Discuss Funding for the Timberland Invasives Partnership.** Tip Coordinator LeFebre updated the Committee on the Tip program in Langlade County. LeFebre stated Langlade is in a partnership with Shawano, Menominee, and Oconto counties. LeFebre stated she is asking for funding from Langlade County to help cover the cost of the program. LeFebre stated that Langlade County has the largest areas being treated for invasive species. LeFebre stated that the other partnering counties are contributing funding. Chairman Haatvedt stated that the 2026 budget is already approved. Chairman Haatvedt asked that LeFebre bring a proposal for the Committee to review. Information only.
7. **Department Updates:** Zoning Administrator Arrowood presented the Committee with a written report. Arrowood stated they are \$41,000+ ahead on permits and fee revenues. The Department is fully staffed. Arrowood updated the Committee on Department accomplishments: Real Property Listing is up to date, Ordinance updates & revisions are underway, the Department continues to locate "lost acreage," and there has been a long-term fix for Catalis for sanitary pumping. Chairman Haatvedt stated per the County Board rules this Committee should be a 6-member Committee with 1 coming from the Forestry Committee. Chairman Haatvedt will confer with Corporation Counsel and Chairman of County Board. Arrowood asked for Committee approval on the Fee Schedule Automatic Increase Policy. Chairman Haatvedt asked Arrowood to put the policy on the next agenda for approval.
8. **Discuss the Floodplain Zoning update and schedule a public hearing.** Zoning Administrator Arrowood stated the Floodplain Zoning update will need to have a Public Hearing for approval. Arrowood is working on the Notice for publication. Arrowood stated this will be heard at the January Committee meeting for approval, going on to the County Board in January. Arrowood stated this will meet the State and Federal timelines. Information only.
9. **Schedule next meeting:** January 13, 2026, at 4:30 p.m.
10. **Adjourn meeting:** Motion by Wickersheim, second by Livingston, to adjourn the meeting at 5:17 p.m. All ayes, motion carried.

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

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, December 2, 2025
Time: 3:30 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: 0000019

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

Hearing called to order at 3:30 P.M.

Roll call was conducted. Motion by Livingston, second by Wickersheim, to excuse Sorano. All ayes, motion carried.

Water & Land Use Planning Committee		
Name	Role	Status
Chet Haatvedt	Chairman	Present
Justin Sorano	Member	Absent
Bill Livingston	Member	Present
Doug Curler	Member	Present
Jeff Wickersheim	Member	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Becky Rank	Deputy County Clerk/ Recording Secretary	
James Lindenberg	Applicant	

1. 3:30 P.M. Petition for Zoning Amendment #000019 by James W. Lindenberg, N9815 State Hwy 55, Pearson, WI 54462 Applicant, FROM: **Forestry with Farmland Preservation** TO: Agricultural/Forest/Residential (**AFR**) Land as being approx. 2 acres for an addition on home Pt. NW SW SEC 35 T34N R12E BEING THAT PT LYG N OF HWY (Parcel #004-1112.001), Town of Ainsworth.
2. Bahr-Bender stated the Notice for Public Hearing was published in the Antigo Daily Journal on 11/19/2025 & 11/24/2025 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Ainsworth Town Chairman, the Ainsworth Town Clerk, and those persons owning property within 300 feet of the described parcel.
3. Bahr-Bender stated at the 9/10/2025 Town of Ainsworth Board meeting. The Town approved the rezone with a 3-0 vote.
4. Bahr-Bender presented the Committee with the Finding of Fact: Parcel is located on State Highway 55 by County Road T. Parcel is the NWSW, Sec 35, T34N, R12E. Parcel size is 25.4 acres, with the applicant asking to rezone 2 acres out of Forestry with Farmland Preservation to AFR for an addition to the existing home. Existing use is wooded, waterfront, and rural residences. Surrounding Zoning: North, Forestry w/ FP, Shoreland, Ag and Forested; East, Forestry w/ FP, Wetland, Ag; South, Forestry w/ FP, Wooded; West, Commercial. Proposal to AFR is compliant with the Langlade County Farmland Preservation Plan; it is a minimal Rezone. The proposal is also compliant with the Langlade County Comprehensive Plan as it will be a related district. Soil type is AOB Antigo Silt loam with a 2-6% slope. Utilities on site are electric, sanitary, and well. The property is located on a Class A roadway.
5. Livingston: How much are they increasing the footprint?
6. Bahr-Bender: That would be a question for the applicant.

There being no further questions for Bahr-Bender, Chairman Haatvedt called the applicant(s) forward and was sworn in. Applicant(s) stated their name(s) as James Lindenberg.

- a. Chairman Haatvedt: What is your plan for this parcel?
- b. Lindenberg: The square footage on that will be 14'W X 20'L X 22'H.
- c. Livingston: This is a year-round home.
- d. Lindenberg: Yes, it is.
- e. Chairman Haatvedt: The intent is to rezone for the additional square footage.
- f. Lindenberg: Correct.
- g. Chairman Haatvedt: I just want to confirm how much acreage is being rezoned.
- h. Bahr-Bender: Only the 2 acres are being requested.

There being no further questions for the applicant.

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

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

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

Motion by Curler, second by Wickersheim, to close the Public Hearing for Zoning Amendment #000019, parcel #004-1112.001at 3:40 p.m. All ayes, motion carried.

After careful consideration of all factors:

REZONING OUT OF AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICTS.

SECTION 17.47(4)(c) STANDARDS FOR **REZONING OF LANDS OUT OF THE A1 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, existing home.*
2. Provisions of these facilities and services will not be an unreasonable burden to local governments: *Town approved.*
3. Land is suitable for development: *Yes, existing home.*
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: *No.*
6. Need for the proposed development in the location specified: *Yes, addition to the existing structure.*
7. Availability of alternative locations: *No, Current structure.*
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: *Yes.*
10. The land is better suited for a use not allowed in the Exclusive Agricultural District: *No testimony.*
11. The rezoning is consistent with any applicable comprehensive plan. *Town approved. It is applicable to the Comprehensive Plan.*
12. The rezoning is substantially consistent with the county-certified farmland preservation plan: *Yes.*
13. 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 testimony.*

DECISION: Motion by Wickersheim, second by Livingston, to approve Petition for Zoning Amendment #0000019 to be moved from Forestry w/Farmland Preservation to AFR. Roll call vote: Curler, aye; Livingston, aye; Wickersheim, aye; Haatvedt, aye. Vote 4 ayes, 1 absent, motion carried.

Chairman Haatvedt stated this will be placed on the next County Board Agenda on the consent agenda.

The hearing was adjourned at 3:46 p.m.

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

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, December 2, 2025
Time: 3:45 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: 0000020

The following are the Minutes of the Public Hearing held by the Committee at the meeting detailed above:
Hearing called to order at 3:47 P.M.

Water & Land Use Planning Committee		
Name	Role	Status
Chet Haatvedt	Chairman	Present
Justin Sorano	Member	Absent
Bill Livingston	Member	Present
Doug Curler	Member	Present
Jeff Wickersheim	Member	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Cole Smith	Applicant	
Mekenzie Schisel Smith	Applicant	

7. 3:45 P.M. Petition for Zoning Amendment #000020 by Cole Smith & Mekenzie Schisel-Smith, N5018 Hwy 45, Antigo, WI 54409 Applicant, FROM: **A-1** TO: **Commercial** Land as being approx. 1.86 acres for outdoor/indoor storage units Pt. NE SW SEC 32 T32N R11E EXC HWY & EXC DOC#327420 NKA LOT 1 (Parcel # 014-0497), Town of Neva.
8. Bahr-Bender stated the Notice for Public Hearing was published in the Antigo Daily Journal on 11/19/2025 & 11/24/2025 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Neva Town Chairman, the Neva Town Clerk, and those persons owning property within 300 feet of the described parcel.
9. Bahr-Bender stated at the Town of Neva Comprehensive Board meeting. The Town approved the rezone with a 5-0 vote.
10. Bahr-Bender presented the Committee with the Finding of Fact: Parcel is located on State Highway 45, North of County Road I. Parcel being Pt. of NESW, Sec 32, T32N, R11E. Parcel is a 4-acre lot with a proposal of 1.86 acres being rezoned to Commercial for outdoor/indoor storage units. Existing land use is rural residential. Surrounding zoning is A-1. Bahr-Bender stated this rezoned with applicable to the County's Farmland Preservation Plan and the Comprehensive Plan. Soil type is Antigo Silt Loam with a 0-2% slope.

There being no further questions for Bahr-Bender, Chairman Haatvedt called the applicant(s) forward and was sworn in. Applicant(s) stated their name(s) as Cole Smith and Mekenzie Schisel Smith.

- a) Chairman Haatvedt: What is your intended use for this parcel?
- b) Smith- We would like to start out with outdoor storage because buildings are expensive. We would like to start with outdoor and shipping containers. The end results would be storage buildings.
- c) Chairman Haatvedt: Are there any concerns with that type of storage or proposed use?

- d) Smith: Correct. Then we will do RV buildings.
- e) Wickersheim: You are going to sell the containers?
- f) Smith: No, we would rent out shipping containers for them to put their stuff in.
- g) Chairman Haatvedt: It would be like having a storage pod.
- h) Smith: They are cheaper at the start. Once we build capital, we will add buildings.
- i) Chairman Haatvedt: Do we have anything in our Ordinance about aesthetics? You have a 40-acre field to the South, then an upscale commercial establishment.
- j) Bahr-Bender: Let me bring your attention to the first map in your packet. There is a small lot of commercial space to the South. The commercial district is the area.
- k) Curler: There is also a commercial district to the north on County Road B and Hwy 45.
- l) Chairman Haatvedt: I see there is a structure in the map. Is that a residence?
- m) Smith: Yes, that is my home.
- n) Chairman Haatvedt: Is the intent to use the current driveway?
- o) Smith: Yes, because they do not accept new driveways on State Hwy 45. Do you think I would ever be able to widen the driveway?
- p) Chairman Haatvedt: I cannot answer that question, but I can give you my opinion. Are you going to restrict access to your driveway? Maybe put in some sort of access control point. That is up to you.
- q) Smith: I would keep it in order.
- r) Chairman Haatvedt: How many units do you think you will start with?
- s) Smith: Shipping containers at max, we would have about 100 units. Then, in 10-15 years, we would sell them and build units.
- t) Chairman Haatvedt: Will you have assorted sizes or one-size units?
- u) Smith: They will be standard, and we will also have RV storage.
- v) Livingston: I am interested in how you came up with 1.86 acres.
- w) Schisel-Smith: When we bought the home, we discovered we owned the field, which is 1.86 acres. We surveyed the land, and the field is 1.86 acres. We would eventually like to split this parcel.
- x) Chairman Haatvedt: Are you going to have any sort of septic?
- y) Smith: No, if anything, we would have a porta-potty.

There being no further questions for the applicant.

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

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

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

Motion by Wickersheim, second by Livingston, to close the Public Hearing for Zoning Amendment #000020, parcel #014-0497 at 4:01 p.m. All ayes, motion carried.

After careful consideration of all factors:

REZONING OUT OF AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICTS.

SECTION 17.47(4)(c) STANDARDS FOR **REZONING OF LANDS OUT OF THE A1 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 approved.*
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.*
5. Potential conflict with remaining agricultural land and uses in the area: *No.* They are limiting and minimizing the impact.
6. Need for the proposed development in the location specified: *No testimony.*
7. Availability of alternative locations: *No testimony.*

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: *No testimony.*
10. The land is better suited for use not allowed in the Exclusive Agricultural District: *No.*
11. The rezoning is consistent with any applicable comprehensive plan. *Town approved. It is applicable with the Comprehensive Plan.*
12. The rezoning is substantially consistent with the county-certified farmland preservation plan: *Yes.*
13. 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, it will not impair.*

DECISION: Motion by Livingston, second by Wickersheim, to approve Petition for Zoning Amendment #0000020 to be moved from A-1 to Commercial. Roll call vote: Curler, aye; Livingston, aye; Wickersheim, aye, Haatvedt, aye. Vote 4 ayes, 1 absent, motion carried.

Chairman Haatvedt stated this will be placed on the next County Board Agenda on the consent agenda.

The hearing was adjourned at 4:08 p.m.

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

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, December 2, 2025
Time: 4:00 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: 0000021

The following are the Minutes of the Public Hearing held by the Committee at the meeting detailed above:
Hearing called to order at 4:09 P.M.

Water & Land Use Planning Committee		
Name	Role	Status
Chet Haatvedt	Chairman	Present
Justin Sorano	Member	Absent
Bill Livingston	Member	Present
Doug Curler	Member	Present
Jeff Wickersheim	Member	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Becky Rank	Deputy County Clerk/ Recording Secretary	
James Mattek	Applicant	

- 4:00 P.M. Petition for Zoning Amendment #000021 by J.W. Mattek & Sons Inc, N5798 Star Neva Road, Deerbrook, WI 54424 Applicant FROM: **Agricultural/Forest/Residential (AFR)** TO: **A-1 with Farmland Preservation** Land as being 18.7 acres for exclusive agriculture Pt. SE NW SEC 22 T32N R11E EXC CEMETERY (Parcel # 014-0337.003) & 4.2 acres for exclusive agriculture Pt. NE NW SEC 22 T32N R11E EXC LOTS 1 & 2 (Parcel # 014-0334.003), Town of Neva.
- Bahr-Bender stated the Notice for Public Hearing was published in the Antigo Daily Journal on 11/19/2025 & 11/24/2025 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Neva Town Chairman, the Neva Town Clerk, and those persons owning property within 300 feet of the described parcel.
- Bahr-Bender stated at the Town of Neva Comprehensive Board meeting. The Town approved the rezone with a 5-0 vote.
- Bahr-Bender presented the Committee with Findings of Fact: Parcels are located on County Road A, and a private road owned by J.W. Mattek and Sons, Inc., parcels are located West of County Road O. Parcels are zoned AFR and proposed to be moved to A-1. Existing use is Wooded/Ag. Surrounding zoning is AFR or A-1. Bahr-Bender stated this rezoned with applicable to the County's Farmland Preservation Plan and the Comprehensive Plan. Soil type is Antigo Silt Loam with a 0-2% slope.
- Chairman Haatvedt: It looks like parcels 014-0334.003 and 014-0337.004 are landlocked.
- Bahr-Bender: That would be a question to the applicant.

There being no further questions for Bahr-Bender, Chairman Haatvedt called the applicant(s) forward and was sworn in. Applicant(s) stated their name(s) as James Mattek.

- Chairman Haatvedt: How did the parcels get split?
- Mattek: The parcels have always been split. We own the road that goes to the parcels.
- Chairman Haatvedt: You would like these rezoned to qualify for Farmland Preservation?

d. Mattek: Yes, these parcels were overlooked.

There being no further questions for the applicant.

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

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

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

Motion by Wickersheim, second by Livingston, to close the Public Hearing for Zoning Amendment #000021, parcel #014-0337.003 and 014-0334.003 at 4:18 p.m. All ayes, motion carried.

After careful consideration of all factors:

REZONING OUT OF AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICTS.

SECTION 17.71(15)(d) STANDARDS 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. *Use is already there.*
2. Proposed zoning and uses of the lands. *The owner is correcting an error.*
3. Need for the proposed uses. *Correct error.*
4. Availability of adequate public facilities to serve the proposed land use change. *No testimony.*
5. Reasonableness of the burdens on local government to provide needed services. *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. *No testimony. Not applicable.*
9. Relationship of the amendment to Ch. 18 of this Code of Ordinances. *No testimony. Not applicable.*

DECISION: Motion by Curler, second by Wickersheim, to approve Petition for Zoning Amendment #000021 to be moved from AFR to A-1 with Farmland Preservation. Roll call vote: Curler, aye; Livingston, aye; Wickersheim, aye; Haatvedt, aye. Vote 4 ayes, 1 absent, motion carried.

Chairman Haatvedt stated this will be placed on the next County Board Agenda on the consent agenda.

The hearing was adjourned at 4:21 p.m.

Minutes recorded, transcribed, and submitted by:

Becky Rank, Deputy County Clerk

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, December 2, 2025
Time: 4:15 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: 0000022

The following are the Minutes of the Public Hearing held by the Committee at the meeting detailed above:
 Hearing called to order at 4:22 P.M.

Water & Land Use Planning Committee		
Name	Role	Status
Chet Haatvedt	Chairman	Present
Justin Sorano	Member	Absent
Bill Livingston	Member	Present
Doug Curler	Member	Present
Jeff Wickersheim	Member	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Becky Rank	Deputy County Clerk/ Recording Secretary	
James Mattek	Applicant	

1. 4:15 P.M. Petition for Zoning Amendment #000022 by Rick Bina (Water & Land Use Planning Committee Chair), 837 Clermont Street, Antigo, WI 54409, Applicant, **Text Amendment(s):** For the purposes of revising general zoning requirements relating to fill and grade permits AND miscellaneous minor language updates and clarifications. Proposed text is available for inspection at the Land Records & Regulations Department Office, Resource Center 837 Clermont Street, Antigo, WI 54409.
2. Arrowood stated the Notice for Public Hearing was published in the Antigo Daily Journal on 11/19/2025 & 11/24/2025 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law.
3. Arrowood stated the purpose of this public hearing is to amend Chapter 17 of the Langlade County Code of Ordinances, intended to revise & clarify the requirements for filling & grading activities; to clarify the process by which a Town may adopt the Langlade County Zoning Code; and as well as provide minor revisions to various provisions.
4. Arrowood reviewed the proposed changes below:

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF LANGLADE, pursuant to Section 59.03 and Section 59.69 of Wisconsin Statutes, does hereby ordain to create and amend Chapter 17 of the Langlade County Code of Ordinances entitled "Zoning Code", as follows:

Revise Section 17.22 EXCAVATING, FILLING, GRADING, RECONTOURING, PONDS, adding clarifying language regarding when a conditional use permit is required.

Revise definitions under 17.03 CONSTRUCTION OF LANGUAGE AND DEFINITIONS to add new definitions and update existing definitions.

Revise Section 17.05 APPLICATION to clarify wording.

Create Section 17.73 VALIDITY, ADOPTION, AND EFFECTIVE DATE, adding clarifying language.

Relocate & reword 17.72 (3) "Validity, Adoption and Effective Date" and 17.72 (4) "Adoption" to Section 17.73 and add clarifying language.

17.22 EXCAVATING, FILLING, GRADING, RECONTOURING, PONDS (Rev. ORD #3-2009)

(1) Filling, grading, or excavating within 300' of a navigable water body shall be governed by this section and by Section ~~17.30(8)~~ **17.36 8**, and the more restrictive provisions shall apply.

(2) Filling, grading, or excavating activities shall be governed by the following:

(a) A fill and grade permit shall be required under any of the following circumstances:

1. Prior to any filling, grading, or excavating, or recontouring of the surface of the land when the activity affects an area in excess of 2,000 sq. ft., not including any areas for driveways ~~or parking lots~~, or the area within 25 feet of an existing or proposed structure for the purposes of constructing a basement or foundation.

2. Prior to excavating, filling, grading, or recontouring activities affecting an area in excess of 100 sq. ft. on any lot or parcel that is covered to the extent of more than 50% thereof with building or paving.

3. Prior to excavating or altering a farm irrigation pond one acre or less in size, provided the following standards are met: (Rev. ORD #6-2006)

~~(b)~~ a. The pond may not be located in or connected to a floodplain or wetland unless the project is accepted or permitted by WIDNR and/or the Army Corps of Engineers. (Rev. ORD #6-2006).

~~(c)~~ b. The pond must be a minimum of 75' from the ordinary high watermark of a navigable water body.

~~(d)~~ c. The pond must be located greater than 50' from the right-of-way of any public road.

~~(e)~~ d. The pond must be located greater than 50' from a property ~~line~~.

~~(f)~~ e. The side slopes of the pond must be graded to no more than a 3:1 slope.

~~(g)~~ f. The spoils from the excavation must be leveled, seeded, or sodded and stabilized by revegetating or removed from the site within one year of the first date of excavation.

~~(h)~~ g. Berms must be constructed around the pond to prevent surface water runoff from entering the pond.

4. One-time quarry operations less than one acre in size and with less than six-month duration require a fill and grade permit, but are exempt from rezoning (see 17.58(8)). A conditional use permit shall be required if the total material removed exceeds 100 cu. yds.

~~(i)~~ (b) A conditional use permit shall be required under any of the following circumstances:

1. Prior to any filling, grading, excavating or re-contouring of the surface of the land when the activity affects slopes of 20% or more and the exposed area is in excess of 2,000 sq. ft., **not including any areas for driveways or the area within 25 feet of an existing or proposed structure for the purposes of constructing a basement or foundation.** (Rev. ORD #6-2006)

2. Prior to any filling, grading, excavating or re-contouring of the surface of the land when the activity affects an area in excess of 2,000 sq. ft. **not including any areas for driveways or the area within 25 feet of an existing or proposed structure for the purposes of constructing a basement or foundation** and any altered area is within 50' of a property line.

3. A conditional use permit shall be required to build or alter an artificially constructed pond except as provided in Section 17.22(2)(a)3.

4. Filing and grading on public lands for the construction of hiking, hunting, walking, skiing, and snowmobile trails are exempt from 17.22(2)(b), provided the following standards are met:

a. The trails are not in a wetland.

b. Care is taken during and after construction to prevent erosion and to locate trails where there is the least impact on the environment, following Wisconsin's Forestry "Best Management Practices for Water Quality" manual.

c. The trails are properly marked for safety.

5. The Board of Adjustment shall provide for the following objectives in judging conditional use permit applications and in imposing necessary conditions:

a. Safety and stability of the pond and associated berms.

b. Treatment of spoils.

c. Surface drainage patterns affect persons, property, and activities on the parcel and on other parcels.

d. Flooding potentials.

e. Protection of sanitary systems.

- f. Erosion control, temporary and final.
 - g. Achievement of on-site surface water retention or detention.
 - h. Safe-percolation and physical appearances.
 - i. Enhancement or protection of fish-wildlife habitat.
6. One-time demolition disposal facilities are conditional uses in all districts except the R-1, C-1, and Floodplain, in which they are prohibited. When reviewing conditional use applications, the Board of Adjustment shall apply the standards listed in 17.69(3) and conditioned on any necessary DNR approvals.

17.03 CONSTRUCTION OF LANGUAGE AND DEFINITIONS

~~Campground: Any public or private premises established for day and overnight habitation by persons using equipment designed for the purpose of temporary camping, such as tents, camping trailers, recreational vehicles, and the like. A parcel or tract of land owned by a person, state, or local government that is designed, maintained, intended, or used for the purpose of providing campsite(s) offered with or without charge, for temporary overnight sleeping accommodations.~~

~~Parking Lot: A cleared area with a constructed surface that is maintained, intended, or used primarily for the storage of vehicles, equipment, or materials.~~

~~Permanent: A use, construction, or arrangement without a specified date on which it will no longer exist or occur.~~

~~Temporary: A use, construction, or arrangement with a specified date on which it will no longer exist or occur.~~

17.05 APPLICATION

The ~~general zoning~~ provisions in this subchapter apply ~~throughout the jurisdiction supplement district regulations. in:~~

- (1) All unincorporated areas of the County in which the Town has adopted county zoning and
- (2) Areas subject to county shoreland zoning regulations, and the Town has not adopted and implemented the Town's general zoning.

17.73 VALIDITY, ADOPTION, AND EFFECTIVE DATE

~~(3) — VALIDITY, ADOPTION, AND EFFECTIVE DATE~~

~~(a) (1) VALIDITY~~

~~1- (a) All other ordinances or parts of ordinances in conflict with the provisions of this chapter are hereby repealed.~~

~~2- (b) Invalidation by a court of any part of this chapter shall not invalidate the rest of the chapter.~~

~~(b) (2) FORCE AND EFFECT~~

~~1- (a) Following passage and publication by the County Board, this chapter shall be in full force and effect within the shoreland/wetland portion of the Conservancy Shoreland areas & Shoreland-Wetland District and Floodplain Districts of the County.~~

~~2- (b) This chapter shall be in full force and effect throughout each town upon adoption as provided in Ch. 59.69, Wis. Stats.~~

~~3- (c) This chapter is not intended to repeal, abrogate, or impair any existing easement, covenants, or private deed restrictions. However, where this chapter imposes greater restrictions, the provisions of this chapter shall prevail.~~

~~(4) (3) ADOPTION~~

~~(a) Upon passage by the County Board of an initial zoning code in 1967, this chapter becomes became effective in all Towns that adopted the Zoning Code within one year and continued that adoption for at least one year.~~

~~(b) This chapter provides that the previous Langlade County Zoning Ordinance of 1967 shall remain in effect in those towns which adopted it for a period of one year or until this chapter is adopted by the respective town board, whichever period is shorter. The general zoning provisions contained in this chapter are not in effect in any Town (except in areas subject to county shoreland zoning) that did not adopt the initial zoning code as set forth in subsection (a) or does not adopt any comprehensive revision of this chapter within the time prescribed by statute. A comprehensive revision means a complete rewriting of an existing zoning ordinance, which changes numerous zoning provisions and alters or adds zoning districts. The shoreland zoning provisions in this chapter apply in any Town to the extent that the County's regulations are more restrictive than a shoreland zoning standard adopted by the Town.~~

5. Chairman Haatvedt asked if there were any questions.

There being no further questions for the applicant.

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

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

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

Motion by Livingston, second by Wickersheim, to close the Public Hearing for Zoning Amendment #000022 at 4:39 p.m. All ayes, motion carried.

DECISION: Motion by Wickersheim, second by Curler, to approve Petition for Zoning Amendment #000022 for **Text Amendment(s)**: For the purposes of revising general zoning requirements relating to fill and grade permits AND miscellaneous minor language updates and clarifications. Roll call vote: Curler, aye; Livingston, aye; Wickersheim, aye, Haatvedt, aye. Vote 4 ayes, 1 absent, motion carried.

Chairman Haatvedt stated this will be placed on the next County Board Agenda on the consent agenda.

The hearing was adjourned at 4:41 p.m.

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