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## MEETING MINUTES

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**Committee:** Water & Land Use Planning  
**Date:** Tuesday, August 28, 2018  
**Time:** 3:30 PM  
**Location:** Wolf 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 3:30 P.M.
2. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Ron Nye	Co Chair	Present
William Livingston	Co Chair	Present
Richard Schuh	Member	Absent
Sandra Fischer	Member	Absent
Don Scupien	Member	Present
Non-Committee Members Present		
Name	Interest	
Duane O. Haakenson	Zoning Administrator	
James Byrne	Applicant for the Public Hearing	
Rod Verzal	Land Owner	
Dave Tlusty	Surveyor	
Judy Nagel	County Clerk/Recording Secretary	

3. The Committee recited the Pledge of Allegiance.  
Chairman Nye welcomed the public in attendance.
4. Approval of previous meeting minutes. Discussion held as to which chairman led the Public Hearing on July 31, 2018. The minutes are now correct. Motion by Scupien, second by Livingston to approve the minutes of the July 31, 2018 meeting. 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.....James & Kathleen Byrne: See attached Public Hearing Minutes
7. Non-Routine business requiring discussion/action:
  - a. Discuss internal sale of platbooks and establishing a charge: Livingston continued to Chair the meeting. Discussion held as to the number of books given internally, production costs of the books, and which committee should decide on the internal sale of the books. Discussion on the cover photos and the Breakfast Club announcement that the books are now available. The Committee requests the Clerk to email Department Heads asking which offices and committees need/want platbooks. The

Committee will then determine the internal process of the distribution of the platbooks. Information only.

- b. Discuss 2019 preliminary Land Records Budget: Duane Haakenson, Director, stated that the Committee will have to meet again as the Land Records Budget is not entered. The Committee agreed to meet September 5, 2018 at 3:00 p.m., immediately following the Joint Personnel and Executive Meeting in the County Board Room.
  - c. Discuss establishing new permit fees for 2019: Duane Haakenson, Director, distributed a proposed Permit Fee Schedule Effective 1-1-2019. Discussion on the proposed fees and the comparables in the surrounding counties, not looking for approval at this time, as the rates have not been increased since 2008. Haakenson will notify the interested parties of the proposed rate changes. Information only.
8. Land Records Department Update- Duane Haakenson, Director. Haakenson presented the Committee with a Directors Report for the month of August. Haakenson stated that the DNR Warden that was working with the White Lake Parcel is no longer there. Haakenson is working with the Health Department, going out on complaints. Haakenson stated that Amy Meeks, working with the Real Property Listing, is current through July. Clean Sweep, held last week, was successful and the Farm Tours went well. Haakenson stated that Tlusty attended a Highway Committee meeting, as clarity was needed on a parcel of land that the County sold, a 100 foot right of way was retained by the County and there is home over the right of way. Information only.

#### **Director's Report for August, 2018**

- 8/1 Discuss draft scope for NCWRPC for Comp Plan, Land and Water Plan and FPP with Dennis Lawrence
- 8/3 Review platbook final proof
- 8/6 Pickup budget packets from Finance Dept
- 8/9 Duane out with Health Dept and Sheriff Dept. for property line dispute in Elcho
- 8/13 Duane meet with Pam on the budget
- 8/13 Duane/Jeff meet w/ DNR warden on violations
- 8/14 POWTS citations/court
- 8/15 Breakfast Club –announcements
- 8/15 Duane out with Health Dept. on complaint/Evergreen
- 8/16 Duane out with Health Dept. on complaint/Ackley
- 8/20 Submit information on 2017 budget to Finance
- 8/22 Duane Dept. Head meeting
- 8/22 Duane meet with Pam on the budget
- 8/23 Duane/Robin finalized agreement between NCWRPC and County
- 8/27 Jeff/Board of Adjustment meeting
- 8/29 Duane out with Health Dept. on complaint/Upham

#### **Real Property Listing Update**

All straight changes are up to date.

Going through each town's letters for correction deeds to be recorded and following up on those that haven't been done.

All but two towns have had Statement of Assessments filed.  
Town of Upham still has to have their OB and BOR.

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

- Held Clean Sweep
  - **August 25, 2018, 8-11am**
- Planning for Langlade County Sustainable Farm Tour

- **August 25, 2018**
- Working on Land Conservation Budget
- Sending out annual self-certifications for Farmland Preservation
- Helping prepared new application for AEA Agreement
- Working with tri-county group on DNR Grant for AIS Coordinator
- Maintaining newly planted Pollinator Garden
- Working with North Central Wisconsin Regional Pollinator Partnership on new Lumberjack Grant for Pollinator Coordinator position
- Early stages of planning for 2019 Stream Crossing Training
- Project design/planning/installation
  - Contract prepared for fencing for grazing – Hoffman
  - Set date for Krause installs
  - Dubey & Bowen install completed
- Purple loosestrife beetles have matured and been released
- Held AIS snapshot day
  - **August 18, 2018 White Lake**
  - Eight volunteers participated
  - Data reported to River Alliance and DNR
- Submitting Rapid Response Grant for Faucet Snails, partnering with Trout Unlimited
- Two Breakfast Club appearances to advertise Clean Sweep
- Assisted with cover crop trial planting at Ag. Research Station
- Events/training attended:
  - Wisconsin River TMDL Informational Meeting (Molly)
  - North Central Wisconsin Land and Water Conservation Assoc. Summer Tour (Chris, Dave & Molly)

County Deer Advisory Committee, Chronic Wasting Disease Meeting (Molly)

### **COUNTY SURVEYOR'S REPORT:**

Aug 3 – 7 plat book proof review, finalized Aug 7.

Aug 6 research 40 in ROD office for Brian Braun re: 100' wide hwy parcels @ corner of "K" and "Z", met with Hwy committee on issue Aug 8.

4 map plots and invoice for Kretz Lumber

Dave Stilen, questioning re: public or private rd off Centennial rd.

Aug 9-10 (Thurs - Friday), Aug 13 (Monday) vacation Missouri

Aug 15, pulled erroneous survey marker from road (5<sup>th</sup> Ave & Polar Rd),  
checked manhole on Polar Road (town called in)

Aug 16, topo survey work Koepke lot, Post Lake for Chris Arrowood

Aug 22 Brewer game

### **August GIS Summary:**

August GIS Summary:

\*Ran Topology, this took multiple days. Topology in GIS refers to sets of rules on how points, lines, and polygons share coincident geometry (the borders or overlap). Over time slight gaps and overlaps happen in the data, I ran this once last year too. There were about 1000 or so such issues.

\*Parcel Work examples during August:

1. Maywood Assessors Plat to east side of Clear Lake. Approximately 50 parcels required correction. This was done using County Surveyor PLSS points to provide a more accurate anchor to the area. Requested by Maywood Lodge Owners

2. County parcel for sale, but never split in GIS data and not shown on website as a result. 0120652.001 and 0120652.002. This was requested by County Clerks office.

3. ROW mapping along major Highways. This is an eventual requirement for statewide parcel layer.
4. Real Property Lister & County Surveyor requests for parcel corrections.
5. Land Conversation request to map out 23 Maly Farm parcels for addition to AEA area. Agricultural Enterprise Area.

Conclusion - - Parcel work will never stop. Once the database is to a point where things seem acceptable there will be new requirements for accuracy or improved data like Road Centerlines (911 and state layers), Address adjustments per parcel (911 and Census), and an endless variety of things attached to a parcel. Discussion is taking place right now at the Federal and State levels about the creation of a NextGen911 GIS Dataset.

\* Finally, LIDAR data is being used to help with a lakeshore proposal on Lot 7 - 2018 Kepke Stabilization Project. This is something new. Ayres is working with us to be able to fully utilize the LIDAR data for as many uses as possible.

9. Schedule next meeting: September 5, 2018, approximately 3:00 p.m. in the County Board Room to approve the budget. The next regular scheduled meeting will be September 25, 2018 at 3:00/3:30 in the Wolf River Room, Resource Center.
10. Adjourn meeting: Motion by Scupien, second by Livingston to adjourn the meeting at 4:37 p.m. All ayes, motion carried.

Minutes transcribed and submitted<sup>1</sup> by:  
Judy Nagel, County Clerk



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## PUBLIC HEARING MINUTES

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**Committee:** Water & Land Use Planning  
**Date:** Tuesday, August 28, 2018  
**Time:** 3:30 PM  
**Location:** Wolf River Room, Resource Center, 837 Clermont Street, Antigo, WI

**Zoning Amendment Application Number:** 1003

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
Ron Nye	Chair	Present
William Livingston	Co-Chair	Present
Don Scupien	Member	Present
Sandra Fischer	Member	Absent
Dick Schuh	Member	Absent
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	LRR Department Director	
James Byrne	Applicant(s)	
Rod Verzal	Land Owner	

3. Co-Chairman Livingston read the Notice of Public Hearing pertaining to **Petition for Zoning Amendment #1003** by James & Kathleen Byrne, Applicants, W5583 Brandon Way, Appleton, WI 54915 FROM: FORESTRY W/FARMLAND PRESERVATION TO: AFR Land as being Pt of the SE NE Sec 29, T31N R10E, an approximate 2 acre building site for hunting cabin (Parcel #002-1092), Town of Ackley.
4. Mr. Haakenson stated that the Notice for Public Hearing was published in the Antigo Daily Journal on August 15<sup>th</sup> and 21<sup>st</sup>, 2018 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 #1003** was filed in the Land Records & Regulations Department on July 23, 2018. It was then referred to the Chairman of this Committee and set for this time and date for public hearing.
6. Mr. Haakenson presented the Committee with the findings of fact, an aerial photo and a locational map of the area: This is on the north side of Highland Road. The red shaded area indicates the approximate area to be rezoned. This is a 40 acre parcel zoned forestry with the

## Public Hearing Minutes (Continued)

farmland preservation overlay. Proposed zoning would be AFR in the building site. The applicant intends on building a 42x32 building as a hunting cabin with a garage. The soils map indicates fairly saturated soils which would indicate a mound system. There is electricity on Highland Road. Zoning to the north is Forestry with Farmland Preservation, east is A-1, south Forestry with Farmland Preservation, west Forestry with Farmland Preservation.

7. There being no further questions for Mr. Haakenson, co-chairman called the applicant forward and James Byrne appeared before the committee and was sworn in.

a. Byrne: I would like to put a hunting cabin on the property. I have sons and grandsons who hunt the area. We are from Appleton, so it would be a seasonal cabin during hunting season. I intend to keep it for hunting and hand it down to the family. The area I intend to build on is high grass. There is a drive that goes back to it and an open area with a trail. It has been perked for a mound. I want to leave the growth in the front there. There will be a culvert.

8. There being no further questions for the applicant, the Co-Chairman called for any testimony in favor of the petition, and Rod Verzal came forward and was sworn in.

a. Verzal: We live in Bristol and are here quite a bit. We had problems with people putting a dirt track in that was scaring the horses. I know he's not going to do that. I have no objections.

b. Livingston: You heard the concerns of Mr. Verzal regarding his bad experience in another county; can you reply to your intentions?

c. Byrne: The last thing I am going to do is have guys running around making a lot of noise scarring deer. Right now the land is peppered with cameras and six deer stands and food plots. My son is an avid hunter and he's the one right now concerned with noise.

d. The Co-Chairman called for anyone else to testify in favor, in opposition, and for informational purposes. There being none.

9. Haakenson read the minutes of the Town of Ackley's meeting dated August 16, 2018 whereby they voted to approve the petition by 3 ayes, 0 nays.

10. **Motion** by Scupien seconded by Nye to close the testimony portion of the hearing. By roll call vote 3 Ayes, 0 Nays. Motion carried.

### **REZONING OUT OF A-2, GENERAL AGRICULTURE AND FARMLAND PRESERVATION DISTRICT.**

SECTION 17.42(4)(c) STANDARDS FOR **REZONING OF LANDS OUT OF THE A-2 DISTRICT.** 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. *Testimony to that affect*

## Public Hearing Minutes (Continued)

2. Provisions of these facilities and services will not be an unreasonable burden to local governments. *Already existing and town has given approval*
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. *none*
6. Need for the proposed development in the location specified. *Applicant owns property*
7. Availability of alternative locations. *n/a*
8. Productivity of the agricultural lands that are involved or affected. *Wooded no crops*
9. Whether the development as proposed is located to minimize the amount of agricultural land converted. *2 acres for building site*
10. The land is better suited for a use not allowed in the Exclusive Agricultural district. *No*
11. The rezoning is consistent with any applicable comprehensive plan. *Approved by the town*
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*

After careful consideration of all factors:

**DECISION: Motion** by Nye, second by Scupien to approve the Petition for Zoning Amendment #1003. By roll call vote, 3 ayes, 0 nays. Motion carried.

This will go before the full County Board on September 18, 2018

Hearing is adjourned at 3:45 P.M.

Minutes transcribed and submitted by:

JAMIE MUSOLFF, DEPARTMENTAL DEPUTY  
LAND RECORDS & REGULATIONS DEPARTMENT

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