

**LANGLADE COUNTY
WATER AND LAND USE PLANNING COMMITTEE
RESOURCE CENTER, 837 CLERMONT STREET
ANTIGO, WI 54409**

Minutes of Meeting, Tuesday, February 25, 2014 at 3:30 P.M. in the Wolf River Room, Langlade County Resource Building, 837 Clermont Street, Antigo, WI 54409.

1. Meeting called to order at 3:30 P.M.
2. The Committee recited the Pledge of Allegiance.
3. Roll Call: Present: Mike Klimoski
Eugene Kamps
Ronald Nye
David Solin
Jerrold Burns

Also Present: Duane O. Haakenson, Director

4. Approval of meeting minutes for January 28, 2014. Motion by Burns, seconded by Solin to approve the meeting minutes for January 28, 2014 as mailed. All voting aye. No nays. Motion Carried.
5. 4:00 P.M. Public Hearing pertaining to Petition for Zoning Amendment #948 by Northeast Asphalt, Peter Kozak Agent, FROM A-2 TO: A-2 with Quarry overlay Land as being PT E ½ SW SEC 21 T32N R11E EXC PCLS CONV V273 P364 & V278 P463 & V313 P332 & V342 P278 & DOC#246664 & DOC#272243 ALSO PT NE SW LYG S OF CTY HWY C & EXC CSM V8 P 83 (Parcel #014-0325), Town of Neva. See public hearing minutes.
6. Dave Tlusty: 1) Update on parcel mapping projects and process: As an example of how the parcel mapping process works, I have a finished map of the Town of Ackley. What I provide to the mapper is section corners and a map of the 40's. He takes every individual 40 and individual parcel and compares it with the tax roll, puts acreage numbers, document numbers on and puts it in a database, so when you query the GIS the information comes up. It is a lot of work. This example is the map we get back from him and here is a detail of all the stuff he adds to the parcels (dimensions, parcel numbers, CSM information, acreages, roads etc). We eventually print these out and put section size maps in the books at the front counter. It's easier to read and show people when they come in than to point to it on a computer. We have contracted with North Point Mapping to do this work since July 2003. They have about 5 townships left to complete. They will have Vilas completed this week and they will begin on Summit in two weeks. Then I will be back to ask for funds to extend the contract and give them a couple more townships for this year. This is grant money we receive for this project, and because they

have been working at the same rate since February 2009, I feel we should consider increasing the amount we pay them. I will put that on the March agenda.

2) I have also been working on projects for the Forestry Department, and a recent one at the Fairgrounds. The DNR used to be on the corner of the Fairgrounds lot, they moved out and we deeded them some property for their Fishery Department. The heavy line on this preliminary survey I did represents where the DNR surveyor surveyed from the deed description we gave them 15 years ago. Their parcel was supposed to be against the east line of the Fairgrounds, but you can see on this map there is about a 30 ft gap between where the deed says the property is supposed to be and where the parcel was surveyed. On the east side of the Fairgrounds I found some existing irons that work very well with the Assessor's Plat. He just didn't get over to that line and he didn't find those irons. I got involved recently because the City asked for a 20 ft hiking/biking easement over the east 20 ft of the Fairgrounds property. I asked them what would happen when they got up to the DNR property. They thought they would work with the DNR on it. Upon further investigation I found they don't have to deal with the DNR because the DNR surveyor left that gap. So I suggested to Robin that we don't use the description the City gave us for the easement, and instead I do a Certified Survey Map on what the DNR is occupying. We will deed it to them and they will deed back to us the original parcel and we can also show the 20 ft hiking/biking easement on the same CSM.

3) Another project I have been working on for the Forestry Department, is they had a big Timber sale at Augustyn Springs area on the south and east line of Augustyn's. We discovered the old existing blue line here on the map was 50 ft on Augustyn's at this point (SW corner) and about 60 ft on Augustyn's at this point (SE corner). It would not have been good if we would have cut those trees. So I redid the lines, recovered some corners, and set some property corners. I now have the whole section tied in so now whenever the Forestry Department wants anything up here I can just walk to it and mark the lines and survey accurately with that new equipment.

4) The county has 120 acres on the northeast side of Moccasin Lake and they are going to do some cutting in there, but they couldn't find 3 pipe on a CSM to start with. I went up there and found them, came back to the office and looked at the GPS and found it didn't look right. After computing the actual 40 corner is 115 ft east of an existing marker. So I went back and put my ribbons out where it should be. After checking the history I found that the guy that set the corner and he said a distance an old surveyor used was for the west half of the section not the east half, he had the distances mixed up which resulted in the 40 corner getting set in the wrong place. So I corrected it which saved a bunch of headaches. 5) I also checked out all the descriptions on that purchase Forestry just made and found no problems. 6) Another project I did for the Forestry Department in the Town of Summit, Sec. 2 is a private Forester called and said the county might have cut over a little bit. So I checked it out and found that we might have cut over a little bit. It is probably less than 15 ft of a little strip. The private landowner, their forester and our forest administrator worked out a compromise, now that line is marked correctly.

a. Haakenson: I had asked Dave to give you an update on a bunch of these projects. It seems like lately we have had a number of these projects that became more

complicated once we got into them, including the DNR/City one that you are familiar with.

- b. Haakenson: Mike Klimoski had asked me to look into a property on Sawyer Lake, so Dave has been helping me with it.
- c. Klimoski: The owner of this parcel wants to build a garage but a survey shows a road coming out to where he would want to put it, but there is no actual road there.
- d. Tlusty: His deed does say excepting a 50 ft strip reserved for a road, but it was never built. It was intended to be put in but now that they have put in a road in the High Point Subdivision it never happened.
- e. Klimoski: So the road should be vacated?
- f. Haakenson: He should go to the town board and have them give him some direction, and perhaps have a title company do some research.

7. Zoning Ordinance changes:

- a. Haakenson: I will start with the Ag zoning issue in the town of Price. I am still waiting for information from DATCP to change our ordinance and have it certified. Until we get that determination it is difficult to say whether we should proceed.
- b. Klimoski: What was the issue there?
- c. Haakenson: We didn't have zoning maps and our Farmland Preservation Plan updated. This year we are going through that process so we will have those two. The other issue is some of the language in the model code might not be what we want to go with for the county as a whole.
- d. Solin: Why wasn't the town of Price ever included?
- e. Haakenson: Because they didn't adopt county zoning until around 1997. So when they tried to get it certified at that time and the state laid out several things that needed to be done.
- f. Solin: The town of Upham is not zoned, there is evidently no land in the town that is ag.
- g. Haakenson: I have a landowner in the town of Vilas that is interested in creating an AEA. Right now that whole tract of land is zoned A-2 because they rezoned it out of A-1 into A-2 in 2009 because they didn't want to face the payback possibility. So you will continue to see a lot of rezones from A-2 back to A-1. I already have one for next month and then this one from the town of Vilas trying to get some of the adjacent landowners' fired up about it so they could apply all at once and do the whole tract. Towns that are not zoned are Evergreen, Langlade, Summit and Upham.

- h. I just got an opinion from Robin on cell towers. There is a new state law that we need to change our ordinance to comply with. He feels at this time we can look at situations on a case by case basis and apply the new state law, until we get the ordinance changed. In the background of all of this is NR115 which Robin just sent me his opinion about an hour before this meeting, so I didn't get time to look at it. So at this point I don't have anything to bring before a public hearing in March. I thought I would have something in April, but I would like to do it all this fall.
8. Reviewed bills.
9. Update on zoning, sanitary, real property listing, land division, and surveying activities:
- a. Enforcement Update: Temple case, we will have to do an agreement with the town to get the mobile home moved out of there, so we will have to be able to charge the costs back on the taxes. The town is set up better to issue a special charge than the county is. His wife went to Robin's office last week and paid the \$500 forfeiture fee and said the mobile home was frozen in and as soon as they can they will move it out, so we haven't gone through the process of hiring someone to remove it. So I may come back in March or April and ask the committee permission to sign off on those agreements with the town. Robin has an agreement drafted in case we need to do that. He also said we should have that process specified in our ordinance.
 - b. Activity Update. 1) In March I will need to finish the POWTS audit, finish the grant application for the Farmland Preservation Plan, you should have received notice for our first Citizens Advisory Committee meeting for the Farmland Preservation Plan. For the first meeting we invited the Land Conservation Committee and the Water & Land Use Planning Committee, which is March 4 at 1:30 at the County Board Room. Regional Planning will be here to run the meeting. 2) I will begin the hiring process for a new Shoreland Protection Specialist for summer intern under the Lake Protection grant. Sometime in March I will put out advertisement for that position. I met with Lincoln County and we found after we did the reimbursement claim we have enough money to get us through the 2014 and 2015 seasons, so I just sent them a 2 year contract. 3) I requested an extension from the DNR which they granted. I also requested an extension on the NR115 \$500 grant, which they extended until June 2016. With the current revisions, the counties are supposed to have an ordinance in place by May 1, 2016. 4) In February I submitted a rezone audit report to DATCP. We have to report on anything rezoned out of A-1 in 2013, which we didn't have any. 5) I set up the Farmland Preservation Citizens' Advisory Committee meeting
10. Motion by Burns, seconded by Kamps to adjourn meeting at 4:50 P.M. All voting aye. No nays. Motion Carried.

Jerrold Burns
Secretary

Duane O. Haakenson
Director Land Records & Regulations
Cc: WLUPC
County Clerk
Parties Involved