

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

Minutes of Meeting, Tuesday, July 30, 2013 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
Dave Tlusty
Molly McKay

4. Approval of meeting minutes for June 25, 2013: Motion by Kamps seconded by Nye to correct the minutes in the first motion to read: "Motion made by Kamps, second by Burns to excuse the absence of Dave Solin..." Also to correct the minutes in the Public Hearing for Petition for Zoning Amendment #940 to reflect Klimoski abstained in the vote to approve the petition. Motion by Burns, second by Solin to approve the meeting minutes for June 25, 2013 as corrected. All voting aye. No nays. Motion Carried.

Haakenson: I want to introduce to the committee Molly McKay. In June she started with us as our new Shoreland Protection Specialist. She will be working with us for the summer until Labor Day weekend and then will return to her regular job in Wausau. She works half the week for Langlade County and the other half for Lincoln County. So far it has worked out great, I have only had to do minimal training. She has stepped in and been working with Janet closely, and she has done a lot of monitoring. So I wanted to introduce her to you. She has attended Lake Association meetings on the weekend and last weekend she was at the booth at the fair. She went out and collected most of the displays and helped to set it up. Sonny Wreczycki was also very complimentary of what Molly has done so far. We will be looking at setting up another grant and part of that relies upon coming up with enough sites to score enough points to even bother with it. So she can help us with that in the off season.

5. 4:00 P.M. Public Hearing pertaining to. Petition for Zoning Amendment #941 by Peoples Bank of Wisconsin Applicant, 10583 Main St, PO Box 391, Hayward, WI 54843, Richard Higley, UpNorth Realty, Agent FROM Residential TO: Commercial Land as being: Assessor's Plat 1 Lot 17 Block 5 INCL Sublot 16A

CSM V2 P276 Sec 10 T31N R14E (Parcel #034-2363), Town of Wolf River. See public hearing minutes.

6. 4:30 P.M. Public Hearing pertaining to Petition for Zoning Amendment #937 by Michael D. and Geraldine L. Lenzner, Applicants, N1412 Trout Rd, Antigo, WI 54409 FROM: Forestry TO: A-1 Land as being Pt NE NW & Pt of NW NW Sec 30 T30N R12E EXC N 500' thereof being pt Lot 1 CSM V8 P105; Pt NW SW Sec 17 T30N R12E com @ SW cor Sec 17 th N 1°25.23'W 1994.31' th N33.01' to POB th N292.48' th S 1°25.23' E 595.73' th S292.48' th N1°25.23'W 595.73' to POB aka CSM V2 P282; Pt SW SW & NW SW Sec 17 T30N R12E being CSM V4 P109; E1/2 of SE NW Sec 30 T30N R12E being Pt Lot 1 CSM V8 P105 EXC CSM V15 P68 (Parcel #'s 016-0468, 0469, 0264.001, 0265.001, 0471.003) Town of Norwood; and NE SE Sec 23 T30N R11E EXC CSM V8 P86 (Parcel #026-0372) Town of Rolling. See public hearing minutes.

7. Parcel mapping update – Dave Tlusty: The last project was awarded in 2011 and it was completed about 3-4 months ago and it's online, which was Ainsworth, both north and south are on the website. I would like approval today to hire Point North Mapping our contractor to do Vilas and Summit. I picked those two townships because I have the most control done and it would be easy to complete it. I wanted to do Langlade because it would fill in most of the northern half of that point of the county but there is too much to do out there and I have to get back on some Forestry Dept. projects. It's all grant money, we have almost enough money sitting here right now for it. We will have another check for approximately \$25,000 coming in a couple weeks, and in late October we can apply for next year's grant money already. So we will have plenty of grant money to finish it.
 - a. **Motion** by Nye second by Burns to approve hire Point North Mapping to map the towns of Summit and Vilas. All voting aye. Motion carried.

8. Land Council update: 4 years ago the Wisconsin Land Information Program said you need a Land Council. So we formed one and it consists of mostly county people and 3 private sector people. The 3 private sector people are Jerry Ketch, a realtor, Tim Rusch was serving as a private surveyor but now because of his county position he feels that it will interrupt it. So he would like to back out if we can find someone else. So I asked Charley Brinkmeier who has almost the same situation as a public employee, but because the meetings only last an hour, he said he would attend these meetings on his lunch hour. The 3rd public member is Paula Pregler from Langlade Abstract and Paula already said she would continue. These positions have to be approved by the county board. So once I hear back from Jerry Ketch if he still wants to continue, and if not, find someone to replace him, we will have to take a resolution to county board to approve the new members in October. The group will be meeting again shortly after that county board meeting. We also just found out we have to meet every year. We didn't meet every year before because the focus was parcel mapping, but now that we are nearing the end of parcel mapping we will be meeting to discuss what goes into the land records plan. Items mentioned in the Land Records Modernization plan are the things we can spend grant money on, if they are not in the plan we can't spend the money on them. After the

October meeting with more input from the council I will be working on a plan revision in January and February to get that approved by the committee and the county board in March or April so we can continue after parcel mapping. No action is needed at this time, I just wanted to update the committee that we will be taking a resolution to the county board in October for the Land Council member approval. Other members are: Ron as county board member, Sandy Fischer, Ann Meyer, myself, Amy Meeks as property lister, Brad Henricks as Emergency Govt. Then I will be working on the plan update in January or February.

- a. Haakenson: We are considering purchasing AutoCad for Janet to use in Land Conservation. So I will also be going to the Land Conservation Committee, but this also affects my budget a little. So Gary said I should at least run it by my committee, but I didn't have it on the agenda. It's for informational purposes only. We are going to get Janet AutoCad. NRCS is offering free training for it during the winter but she is already to the point where she could be using it for some simple design projects this fall. It's better to get it for her now then wait until the training comes around because she can be tinkering with it and gain a little experience with it before she goes to the actual class. That way the class is much more beneficial than if you go into it green. Marie has money in her budget that has been sitting in there for years and Gary wants it used up. So we will use whatever we have from there, and I will make up the difference from my budget. The cost includes a 3 year service support/maintenance contract which will be approximately \$3,000 to \$3,500. Marie has about \$2,000 to put towards it. This will help the Land Conservation Department function more efficiently. Dave is starting to do surveying for Land Conservation projects, in the past he didn't do that. But I thought instead of paying Lincoln County to drive over here and do it, Dave could. Dave also wants to take the training on it. So once we get Dave to do the surveying and he and Janet know the AutoCad, we will be able to do these projects without consulting anyone from the outside. So it will be much more cost efficient.
- b. Kamps: Can you explain what AutoCad is?
- c. Tlusty: It is a drawing program that works in 3 dimensions. My field points I collect are 3 dimensional points with elevations on each. So if you are doing farm lanes you put the points on the drawing and turn it sideways and you can see the profile. So to see how manure flows downhill you can put in one line and see where you have to cut and fill, you can turn it sideways and tip it up and see your cross section, so the guy that's building it will know how it will end up.
- d. Haakenson: This is what NRCS is working with now and we are trying to work with NRCS with projects. In fact Marie and I and Peggy from NRCS are meeting out at a farm to look at a manure pit possibility. There is also the possibility that the state is looking at trying to get the counties together on this so maybe in the future we can save money if we go in with multiple counties for the same thing. But this will all be money we will take out of the 2013 budget that is out there already. So it doesn't factor into the 2014 budgets.

- e. Nye: Is that what the state is doing right now as they run up and down Hwy 45 with ATV's shooting elevations?
 - f. Tlusty: They are observing new benchmarks they set. Last summer they were here with the concrete trucks setting them. Now they are going through and leveling each one of them. We are the last part of the state to get done. It's important to all the counties so they are working on the same reference plane so the flood maps are updated to the right level, so FEMA will recognize all the new flood elevations.
 - g. Nye: I talked to one in front of my house and he said when they start reconstructing the highway they will have all those elevations at their fingertips for the road designers.
 - h. Tlusty: It's a whole new networking. All of my elevation work is tied to the new points via the GPS unit. The free training by NRCS normally training is \$1,400 for 3 days, so the free training is really a great deal. But everyone is using the AutoCad program. If I use it and give my points to Janet its seamless, she uses the same program design as I use to create it and she gets it designed it if I have to go back out and do a stake out from it, she just passes it back to me and I go stake it out.
 - i. Nye: If some outsider comes in and wants coordinates, do we sell that to them or just give them those coordinates?
 - j. Tlusty: It depends on who it is, but I do give coordinates to local surveyors
 - k. Nye: Recent case, a company that is asking for cuts for popple from 25 years ago, the guy is now selling books or cd's for \$80 a book for bird hunters to find out where they can find the birds. He's asking the county for all the information.
 - l. Tlusty: If it's public we need to get it to him and I believe there was just a court case in some California county where they charged \$150,000 for their information and the court said no, that's not the cost of reproduction. You can't charge that much. So if someone comes in here and wants a copy of the county wide aerial we will sell the whole thing for \$300 which is \$50 per town or \$300 for the entire county.
 - m. Tlusty: If we do need money for my part of the AutoCad, it could come out of land information grant money because I could use the same AutoCad to create parcel maps.
 - n. Haakenson: So it can come out of the two programs which are both going to be utilizing it. I will talk to Gary and if he wants approval in the form of a motion, we can do it in the Land Conservation meeting.
9. Budget: Haakenson: I am not looking for approval tonight, this is just a preliminary. I will do the final for the August meeting. I have sat down with Gary this last week and he has been crunching the numbers but I have not been able yet to go line item by line item to make sure we have everything right. If you look under proposed budget for 2014 it came in at \$321,592 and our levy amount is \$321,595. So we came in under budget.

You will notice from the current year estimated there is about \$9,000 difference. If you remember when we did the reorganization Gary said that saved us \$9,000. So I think that is the difference. I put this on the agenda because I wasn't sure if I was going to come out and if there were any issues, I wanted to be able to discuss them for direction purposes and bring the formal budget in front of you in August. Gary said we are ok with the numbers for 2014. We are slightly over for 2015, about \$5,000. He said most of the departments are over right now. We have already talked about a solution to fix that \$5,000 but the key is going to be our allocations for the SWARM dollars in the staffing grant for Land Conservation. We are going to talk to the Land Conservation Committee on Monday and ask them to write a letter to the state to re-look at our allocations. We looked at all the allocations for all the counties and we should be doing a lot better, because we now have a technician on staff, we aren't farming everything out, we are also using our county surveyor. Adjacent counties are getting more than we are and doing a lot less bonding. We have brought our ranking up in the last couple years. Unfortunately, the state is using some other criteria such as amount of acreage.

- a. Kamps: Do you have any idea how many years back they go?
 - b. Haakenson: When they look at the allocations they go 3 years back and look at the amount of under-spending. Even when you look at those figures, our figures are around 6% and there are a lot of counties in the 20% to 30% range, 0% is obviously what you are aiming for, but as an average of the last 3 years we are only 6% under. So I think they are still looking at what we used to do and not what we are doing now. These are allocations for 2014 and 2015, so I hope we can make them re-look at our situation. If we get more money than our budget for 2015 will be fine and we won't have to worry.
 - c. Haakenson: I still need to enter into the budget what Gary entered last week and go line item by line item and make sure everything is right before I bring it to you. I am not anticipating that we are going to be off that amount by a whole lot. So what do you want to see in terms of the budget? Everything? The itemized list of all the training, maintenance? I can do it all, some of it, whatever you want. In the next week or two I can finalize it and send them out or put them in your mail box at the county clerk's office so you have time to review it before the August meeting.
 - d. Solin: I would like to see it itemized.
 - e. Haakenson: I will do that then and put them in your mail boxes at the county clerk's office, or email those of you who have that capability.
10. Approve bills and review monthly budget summary.
 11. Update on zoning, sanitary, real property listing, land division, and surveying activities:
 - a. Enforcement Update: Haakenson: In July and August we sent out more POWTS enforcement letters. Jeff and I are getting a minimum of 3-4 calls a day on those from people wondering what they need to do before they hire someone. So we are getting a pretty good response on the number of letters we sent out. Another reason it is important is it will help our revenues come the end of the year. I will

run numbers next month to bring to the budget meeting. There are ongoing zoning enforcements and more to be done before the end of fall. One is on Lower Post Lake where a guy built a garage with a variance and then he put an apartment on the 2nd floor and never got approval. Robin has taken over the one critical case, the Kelly case; which is the mobile home sitting next to Arlene Bonaci.

- b. Activity Update. I am starting the 2014 budget process which needs to be finalized in August. We are still meeting with Ayers on the 2015 aerial photography, and we are trying to get together with Forestry to try to save the county some money (approx \$30,000). There are some public hearings coming up in Tomahawk around the 3rd week in August for NR115. I still haven't gotten any answers from the DNR. Robin mentioned that there may be a limitation that they haven't responded by now that we can assume that everything is ok, but I would like that confirmation from the DNR at some point. Again we sent that letter back in January in good faith that I would get an answer in a few months because I had wanted to do public informational meetings. We had talked about this in committee that we weren't going to do a public informational meeting this summer unless they told us we were going to do major changes.

1. Nye: Have you been reading the court case on the ordinary high water mark where the State Supreme Court restricted the DNR's authority over it?

2. Haakenson: I've been aware of it, but we really don't consult with the DNR on the ordinary high water mark determinations. Since Gary Bartz left, they have had big changes in the last 5 years in personnel.

3. Nye: Would that also affect us? The ordinary high water mark, if there is flooding or whatever.

4. Haakenson: It should be to our advantage. I've been calling things since the 90's for consistency level. This is actually better, because what happened in Oneida County. The county called it one way and the DNR would come back later and say no, that's lake bed, and it was already surveyed and a land division and people had paid money for that property and now it wasn't theirs. So we try to avoid that. We try to be careful with the lakebed issue. I just went out with Tim Rusch and Digger Hayes on a property on Enterprise Lake because the potential buyer wanted to create a couple lots. It's a big parcel about 8 acres with several hundred feet of frontage. There was a low area in there with some wetland vegetation, but it wasn't connected to the lake. It had a definitive 5 ft high ice ridge. To me it looked more like a kettle and not a wetland. So I had him indicate on the survey as a low area and a condition for no filling and 25 ft setback on any buildings so if DNR or Army Corp came back with new people and they have a different way of looking at it. When I used to deal with Chris Knotts when he was still at Army Corp we saw eye-to-eye on everything. Now he's retired and they haven't replaced him. So I don't have that luxury of bringing someone in right away for that 2nd opinion. So I make the calls on my own. To be conservative and safe, Tim and I decided to make that a condition on

the survey and there are no surprises for anyone who buys it in the future that they can't fill that area.

- c. I have continued real estate enforcement and zoning enforcement, I am involved in a lot of land conservation projects lately. Last week I went out and did soil borings or soil test pits for a project and Stacy Dehne went with me and assisted but then she had to leave, so I finished the last three myself. We had 2 farmers bail out for unforeseen reasons, we thought were pretty sure bets, and that was \$35,000 a project, so we are still scrambling this year to get that allocated money spent.
10. Motion by Solin, seconded by Nye to adjourn meeting at 5:05 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