

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

Minutes of Meeting, Tuesday, May 26, 2015 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  
Don Scupien  
Ronald Nye  
David Solin  
Dick Schuh  
  
Also Present: Duane O. Haakenson, Director  
Dave Tlusty, Surveyor  
Greg Petit
4. Approval of meeting minutes for April 28, 2015. Motion by Solin, seconded by Schuh to approve the meeting minutes for April 28, 2015 as mailed. All voting aye. No nays. Motion Carried.
5. 4:00 P.M. Public Hearing pertaining to Petition for Zoning Amendment #962 by Frontier-Servco FS, 2311 Clermont St, Antigo WI 54409, Applicant, Rusch Engineering & Surveying LLC, Agent FROM: FORESTRY TO: INDUSTRIAL Land as being Pt NE SE Sec 1 T33N R12E a/k/a Lot 1 CSM V9 P135 (Parcel #004-0013.003), Town of Ainsworth. See public hearing minutes.
6. Consider approval of Lot for a residence in the Forestry District with less than 35 acres. Greg Petit, Owner, 40 Butte Des Mortes Ct., Appleton WI 54914. Land as being West Bay Plat Outlot 1 of Section 11, T34N R11E, Town of Ainsworth (Parcel #004-1419).
  - a. Greg Petit: I purchased this land from the county back in December on the online auction. It is 1.13 acres. I have copies of soil tests done by Alan Flannery which Alan stated its good it would be a conventional perc.
  - b. Haakenson: Do you have an area for building in mind?
  - c. Petit: I am aware that there are setbacks from the road, lot line, so with setbacks it would be about in this area, this drops down a hill, it would be tough to build down here. I have not gotten to the point of figuring out where it would go and it's also a flat area which would be the easiest to build with less trees and I don't want to cut trees down. I have a friend who is an architect who will come to take a look and help

- me to figure out what we can put on there in his estimation in that area and we are looking at maybe up to 1100 sq ft. It will not be my primary residence ever, more of a cabin but not 4 seasons. I'm not sure when I plan to do this, maybe 1 to 3 years, so I am looking at things ahead of time to see if it would be feasible.
- d. Klimoski: Where would you access, where is Rollingstone Lake Rd.
  - e. Petit: I would want to access this side of the power line, it's all open, and I could see the traffic coming towards me from N Rollingstone Lake Road and I could turn and not have to go into the other lane. It's a bit of a hill but talking to Alan Flannery he didn't think there would be a problem to flatten out some areas and fill in the rest to access the road and the road would come this way and park on the backside of the lot. It would be coming out on the lane of travel coming toward us and I would be able to see clearly as we come out. I don't want to consider coming out on any part of that curve, because it is not only a curve but a hill.
  - f. Klimoski: You may want to come out and hit the road perpendicular otherwise you can't hardly see that way.
  - g. Petit: I can't see this way because when you go North Rollingstone Lake it's a dead end with houses and I have to go this way and back around. There is no place to go. To go any place you have to go out to Hwy 55.
  - h. Haakenson: To review we are dealing with the lot on the north side of the town road. This is a subdivision that is all zoned residential AFR and by the lake is all zoned residential. He purchased this from the county on tax deed. It was one of those remnant pieces when they did this plat that wasn't included as part of the plat as a developable lot at that time. None of the adjacent owners picked it up so it went back to the county and the county sold it on tax deed. So Mr. Petit has been talking to me for the last few months about the possibilities of developing it and I told him we needed to have the lot tested for a septic first. He went ahead and had the soil test done by Alan Flannery which is filed in our office and approved for a conventional system. Because it is already a surveyed lot, rather than send him to the Board of Adjustment for a conditional use permit, I said he should approach the committee for approval to build a residence in the forestry district.
  - i. Nye: Is that lot big enough for a septic system?
  - j. Haakenson: Yes, he tested a huge area, the scale is 1" equals 30 ft so you can see about 90' x 30' which is a very large area. Do you have a number of bedrooms?
  - k. Petit: If I did make it like my other one in Rhinelander it's basically one bedroom downstairs and a very large loft that sleeps 4 upstairs.
  - l. Haakenson: He tested for 3 bedrooms, and there is adequate room for 3 bedrooms.

- m. Klimoski: I think it would behoove you to try to get, if this is the only way you can go, to try to get this piece of land here, then you can just go straight out to the highway.
  - n. Petit: I thought a driveway on both ends. As far as the other lot there is a discrepancy with the amount of acreage the owner feels he owns.
  - o. **Motion by** Solin, second by Nye to approve the request of lot for a residence in the Forestry District with less than 35 acres. All voting aye, no nays. Motion carried.
7. Flexible hours work schedule related to summer hours.
- a. Klimoski: Duane brought this to me the other day and I said to bring it to the committee and explain to the committee what you want to do, and I don't have a problem with it myself.
  - b. Haakenson: I just want everyone to be aware of it up front before we actually did anything different then we have in the past. 8 or 10 years ago when we actually opened at 7:30 instead of 8:00, we had the girls coming in about 8 a.m. and then they would be done around 3:30 or 4:00 in the afternoon. So when Becky, Jeff and I were going out on inspections or vacations, it was hard to cover the 3:30 to 4:30, so we went back to the way it was. What I want to do is slightly different. I want to have everyone come in at 8:00 so by the end of the day on Thursday they would have 30 hours in. By coming in at 8:00 it frees me and Jeff to go out on inspections or review soil tests and sanitary permits. What happens when we are managing the office at 8:00 we are answering the phone and we don't get that kind of thing done and people are waiting for permits etc. If things don't get done early in the morning between phone calls and emails, inspections etc everything sits until the next day. So that first hour in the morning is important in terms of getting things done. So what I would like is instead of letting them go early each day and worry about covering the last hour in the office, is alternate schedules so each person would get done early on a Friday afternoon. We would alternate Jamie and Dana every other Friday, Jeff and myself every other Friday, Dave and Amy every other Friday and Molly and Marie every other Friday. That way we would still have good coverage on Friday afternoons with all aspects of the office, so we would always have an inspector, office person, land conservation person and a surveyor or property lister available. They would have 30 hours in if they work 8 to 4:30 and work 8 to 1 every other Friday. We actually would have better services early in the morning. I am usually here by 7:30 or 8 anyway, and while I am here the phone is always ringing at 8 whether we are opened at 8 or 8:30 throughout the year. People just assume we are opened at 8:00.
  - c. Nye: Would this be year around or just the summer months?
  - d. Haakenson: It would be just the summer months now. I would like to do it on a trial basis to see how it works out. I had a staff meeting with all the employees and everyone is aware what it is about, and everyone is in agreement. If you would like to approve this I would like it as a motion and in the minutes. Robin stated that the

department heads have the authority to change and flex work schedules as they see fit. I know there are other department heads (of smaller offices) who have closed their office when they don't have coverage. There are already offices that are not open on Fridays or Friday afternoon. I wanted to be upfront and have you aware before I went ahead and did it.

- e. Klimoski: A motion is in order then if everyone is in agreement with it.
  - f. Nye: If someone would be sick on that Friday would that leave you short?
  - g. Haakenson: We would be short a person but this always leaves us at least 4 people out of the 8. Right now the Land Conservation office closes when Marie isn't there, and it has been that way for years, so I not going to guarantee we will have coverage in that office, but we will always have coverage in my office. In the 28 years I have been here we have only closed for a short time maybe 4 or 5 times.
  - h. **Motion by** Schuh, seconded by Solin to approve the flexible hours and work schedule as discussed. All voting aye. Motion carried.
8. Update on zoning, sanitary, real property listing, land division, and surveying activities:
- a. Enforcement Update:
  - b. Activity Update.
    - 1. Tlusty: Parcel mapping, in October we approved Parrish which will be done in a couple weeks. After Parrish we have Price and Langlade. I have Price ready to go, so I am asking approval for Price.

**Motion** by Nye, second by Scupien to approve the town of Price for parcel mapping. All voting aye. Motion carried.

- 2. Tlusty: For the plat book cover we are going with the design as shown on this sheet by the green X. I need input for the photos that will go on it. So I will give you ballots to vote for 6 pictures. We are only putting 4 on the cover. We got the photos from Marie, Angie Close, Molly and myself.
- 3. Tlusty: I have been working with a group from the Wisconsin County Surveyors Association coming up with a definition for survey grade coordinates. The Act 20 budget, the governor is requiring a statewide parcel map available by 2017, and someone at the DOA asked us what type of accuracy we would want and people were telling them "survey grade". There is no definition for "survey grade", so at a county surveyors meeting 3 months ago, it went around the room with everyone saying what they thought survey grade was, I wrote down what everyone said and compiled it and came up with a definition. Because I did that, I got put in charge of refining a definition. It was an interesting process because when we are talking to parcel mappers and they want ultimate accuracy, but we can't do that for economic, political reasons it would cost a lot to get a corner out in the middle of the National Forest, and it's really not needed. So then we had to come up with different grades of accuracy. I think there will be a 4 or 5 step process which

is all going to the DOA for final approval. Not long ago we started the Omitted Lands Project at the west side of Clear Lake, Steininger property to clarify ownership between the county, Steininger and Jim Stoltz because of a meandered lake and no one knew exactly where their boundary line was. The federal government already told us they had no interest in it, so we are trying to straighten it out and get the 3 owners to agree on lot lines and monuments in the ground. I finished the field work on it last week.

4. Haakenson: Last meeting I said we had sent out 8 enforcement letters on shoreland restoration. At this point we have cooperation from at least 7 out of the 8. Some of them are already done and implemented, and we have others partially implemented and will be working on it throughout the summer to get it done. We sent out a few sanitary enforcement letters. One by Typner Lake where the tank collapsed. The owners haven't been up there, but it is an unsafe situation. They didn't do a very good job at barricading it when we went up there to look. We received a complaint in the fall and we wrote them a letter which they responded they would take care of it in the spring, and nothing has happened. So we sent a final notice to take care of it in the next couple weeks. Sanitary permit numbers are up from last year. Our new Lumber Jack Grant employee is starting this Thursday and she will be doing work on terrestrial invasive eradication. She is taking the position that Chris Arrowood formerly had the last two seasons. Chris moved on to be the TIP coordinator in Menomonee County, and we are still in that same group district so he is still available to train her next week on GPS equipment so I won't have to spend my time doing training.

- a. Scupien: Are we keeping a pretty good handle on invasive species?
- b. Haakenson: We are a lot better off than other counties. When I went to Madison in December for approval of our Land & Water Resources Plan, they noticed the work we had done. We have one of the nicest inventories of the counties.
- c. Nye: What are the repercussions if someone has a bunch of stuff on their property and they don't do anything about it?
- d. Haakenson: There are no repercussions.
- e. Nye: Should we consider maybe making it so people have to do something about it or there is some repercussion.
- f. Haakenson: Financially it's not feasible. What our TIP coordinator does is when we notice it on someone's property we at least make them aware of it and educate them to help them to understand that if they don't take some control of it, what can happen.
- g. Solin: It would be great if we had someone that would take control and try to eradicate it from the county, but I don't know how you could ever do it because there is so much of it.

9. Motion by Nye, seconded by Scupien to adjourn meeting at 4:42 P.M. All voting aye. No nays. Motion Carried.

Don Scupien

Secretary

Duane O. Haakenson  
Director Land Records & Regulations

Cc: WLUPC  
County Clerk  
Parties Involved