

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

Minutes of Meeting, Tuesday, October 27, 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
Marie Graupner
Marie Schuh
Tim Rusch
Gerald Wasielewski

4. Approval of meeting minutes for September 29, 2015. Motion by Schuh, seconded by Solin to approve the meeting minutes for September 29, 2015 as mailed. All voting aye. No nays. Motion Carried.
5. 3:30 P.M. Public Hearing pertaining to Petition #955 by Water & Land Use Planning Committee by Michael Klimoski, Chairman to consider amendments to Chapter 17, Zoning Ordinance for revisions to the A-1 zoning language, including a Farmland Preservation Overlay District, that are necessary to stay in compliance with the Farmland Preservation tax credit program. See public hearing minutes.
6. 4:00 P.M. Public Hearing pertaining to Petition for Zoning Amendment #968 by Floyd Brandt, Sandy Ridge Farms, W7153 Price Polar Rd., Bryant WI 54418 Applicant, and Rusch Engineering & Surveying, LLC, Agent FROM: A-1 TO: AFR Land as being part of the NW NE Sec 4, T31N R12E, being a parcel approx. 8.75 acres, to be defined by Certified Survey Map. (Parcel #022-0050), Town of Polar; and FROM: A-1 TO: FORESTRY Land as being Part of the NE SW Sec 4, T31N R12E, being a parcel approx 16.05 acres, to be defined by Certified Survey Map. (Parcel #022-0057.001) Town of Polar. See public hearing minutes.
7. 4:15 P.M. Petition for Zoning Amendment #969 by Floyd Brandt, Sandy Ridge Farms, W7153 Price Polar Rd., Bryant WI 54418 Applicant, and Rusch Engineering & Surveying, LLC, Agent, Applicant, FROM: A-1 TO: AFR Land as being part

of the SW SW Sec 34 T32N R12E, being a parcel approx 3.06 acres determined by Certified Survey Map. (Parcel #024-0539), Town of Price. See public hearing minutes.

8. Possible amendment to the maps of the Farmland Preservation Plan: Haakenson: In all of the zoned towns with the Farmland Preservation overlay district we are in the 90 percentile range with the exception of Elcho. Rolling is at approx. 87%, basically what that means is if we are in the 90 percentile and we get a few rezoning for an acre or so here and there that's never going to put us out of compliance. However, with the town of Elcho, because of all the lakes and properties and all the properties zoned AFR, came in at 70.5%. There is a provision in the statutes the department may consider certifying a zoning ordinance that's between 70 – 80 percent consistent with the Farmland Preservation Plan if we can demonstrate to the secretary satisfaction of reasonable justification for the lower level consistency. Basically all I have to do is write a letter stating we won't meet the 80% because of all the lakes and residential around it. They said that is good enough reason. We are doing the overlay and the letter in regards to Elcho I can get this through. I will apply with the lower level of consistency for Elcho and next year we can go to the town of Elcho and see if they want to look at changing any of their zoning. If we do rezones in Elcho out of the Ag districts in the future that will definitely drop us out of the 70% very quickly. So I recommend we look at comprehensive zoning in the Town of Elcho in the future. I need the committee to authorize the plan amendment and publish a 30 day notice. We may need to do a special meeting on this. I can get it out this week, so we could meet on November 30th or December 1st. It's possible that our regular meeting if we don't have any other zoning amendments or zoning business that we won't have to have a meeting in the middle of December right before Christmas. The only thing with the amendment to the Farmland Preservation Plan when we did the notice last year we did it along with the Land and Water Plan so we had both committees (LCC and WLUPC) but I would say in this case we can just do it with the WLUPC, because it doesn't concern LCC.

Solin: LCC isn't going to have a meeting in November, so maybe you can update us at our December meeting.

Motion by Solin, second by Nye that Duane can do whatever he needs to do to with the maps to get them approved by DATCP. All voting aye. Motion carried.

After discussion it was decided to hold the next WLUPC meeting on Tuesday, December 1, 2015 at 8:30 A.M. If we don't get any zoning amendments by November 2nd we can forgo the November 17th WLUPC meeting.

9. Update on zoning, sanitary, real property listing, land division, and surveying activities:
 - a. Enforcement Update:
 - b. Activity Update.
10. Motion by Solin, seconded by Schuh to adjourn meeting at 4:45 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