

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

Minutes of Meeting, Tuesday, October 29 , 2013 at 4:00 P.M. in the Wolf River Room, Langlade County Resource Building, 837 Clermont Street, Antigo, WI 54409.

1. Meeting called to order at 4:00 P.M.
2. The Committee recited the Pledge of Allegiance.
3. Roll Call: Present: Mike Klimoski
Eugene Kamps
Ronald Nye
David Solin (absent)
Jerrold Burns

Also Present: Duane O. Haakenson, Director
Charles & Linda Jones

Motion by Nye, second by Kamps to approve the absence of committee member Dave Solin.
All ayes, motion carried.

4. Approval of meeting minutes for September 24, 2013. Motion by Burns, seconded by Kamps to approve the meeting minutes for September 24, 2013 as mailed. All voting aye. No nays. Motion Carried.
5. 4:00 P.M. Public Hearing pertaining to Petition for Zoning Amendment #943 by Alan J. Heistad, W3884 Cty P, White Lake, WI 54491 FROM Forestry TO: A-1 Land as being SW NW Sec 13, T31N, R14E including that part under MFL (Parcel #'s 034-0199 and 034-0199.001), Town of Wolf River. See public hearing minutes.
6. 4:30 P.M. Public Hearing pertaining to Petition for Zoning Amendment #944 by Michael and Lisa Sekeres, W10544 County C, Deerbrook, WI 54424 FROM: A-2 TO: A-1 Land as being the NE SE and SE SE in Sec 24, T32N, R10E (Parcel #'s 020-0380 and 020-0383.001), Town of Peck. See public hearing minutes.
7. 5:00 P.M. Public Hearing pertaining to Petition for Zoning Amendment #945 by Harold Schmidt and Jeanne M. Schmidt, N363 Spring Rd, Antigo WI 54409 FROM: A-2 TO: A-1 Land as being SE NE Sec 34, T30N R12E EXC Pt CSM V15 P106; SW NW Sec 35, T30N R12E; and N1/2 of NW SW Sec 35, T30N R12E (Parcel #'s 016-0531.001, 016-0550 and 016-0553.001), Town of Norwood. See public hearing minutes.

8. Farmland Preservation Plan Update – Citizen’s Advisory Committee
 - a. Haakenson: We have already talked with the Land Conservation Committee that if you know of any citizens that would be available or would want to serve you can let either Marie or me know and we will try to contact them. We are trying to get the committee put together within the next month because we need it set to go in January 2014. The committee is approximately 7 to 10 members, they don’t have to be farmers.
 - b. Graupner: They can be dairy farmers, organic vegetable growers, real estate person, someone on town government, sportsman clubs, logging industry, citizen at large. Basically to tap into the community and not be just dairy based or potato based. These would be the citizen group. There would also be a technical advisory group that would include Duane, myself, NRCS, FSA, etc.
 - c. Nye: Those of the technical advisory they would be paid per diem?
 - d. Haakenson: yes
 - e. Haakenson: The process would start in January. I met with Dennis Lawrence and he would like to have a joint meeting set up between Water & Land Use and Land Conservation once or twice. Which would be to give regional planning some direction as they start developing the plat. They have a lot of background information from our comprehensive plan and they are also doing our land and water resources plan at the same time as part of our membership. So if you can forward to me peoples’ names in the next week or so.
9. Waiver request – Charles and Linda Jones, W4453 Hwy 64, Bryant, WI:
 - a. Klimoski: Called the Jones forward. All members of the committee received a copy of the letter you wrote. Would you please tell the committee what you would like to do.
 - b. Charles Jones: Our house got destroyed or messed up about 3 years ago and the last 2 years we have been putting it back together and we just about got it back together. My wife’s son is on disability, if he hangs out around town he gets into trouble. He does real good out there, so we were going to let him stay in the trailer and my wife and I are going to move back into the house. We got the trailer out there because the only heat source we have is wood, since then I got natural gas put in and furnaces hooked up, or will be. So we have the trailer in there and they said if it was there for more than 6 months it had to be put in permanent, so we have made it permanent. I have \$8,000 in electrical.
 - c. Klimoski: Did you have a septic system put in?
 - d. Jones: No at the time it was only a 2 bedroom and the septic was set up for 3 bedroom, now the old home is a 1 bedroom and 2 bedrooms in the trailer, and they said it would be ok.

- e. Haakenson: Yes they will reconnect as a 3 bedroom system and connect 2 homes into one system. They still have to get a reconnect sanitary permit, but there is no reason to force them to get that if they don't get the waiver.
- f. Jones: It is all on the same water and electrical system. Thomae is doing the electrical in my house and he did the electrical in the trailer. It's not 400 service they won't let us have 400 so we have 350. The house is all completely rewired, and when the electric company comes in they will check all the overhead stuff.
- g. Burns: So you are running the meter into your house and running a line over to the trailer.
- h. Jones: Yes, and it has its own gas meter. He has to pay his own bills, he has to be responsible. I pay the electric, but he will pay his heat.
- i. Jones, Linda: Showing the location of the trailer on the aerial map explains it is hidden from view from the highway by the pine trees and maple tree.
- j. Jones, Charles: There have been a lot of expense to put the trailer in there.
- k. Burns: The septic system is it hooked up?
- l. Jones: Not permanent, Heinzen is supposed to come in and bury the pipe.
- m. Nye: Duane so there is no problem to hook up the system from the trailer according to the septic?
- n. Haakenson: I don't believe so, again I have a sanitary permit for a 3 bedroom system installed and inspected in 1987. They did a soil test in 2012 that shows the soils are very good out there and a replacement area available should this one fail. So they have the option not to do a reconnect sanitary permit with that existing system as a 3 bedroom (2 bedrooms in one and 1 in the other).
- o. Nye: Can this be just for the duration of the young man living in the trailer house?
- p. Haakenson: I've been here over 25 years, and I have seen very few waivers granted by this committee. The only ones I have seen granted by the committee have been hardship situations where someone had to take care of a family member or that type of thing. It sounds to me like this one is kind of that situation. To answer your question Ron, you have the authority to approve, deny or approve with conditions. One of those conditions could be subject to that particular family member staying there and not perpetual forever.
- q. Klimoski: So if we would give you the waiver I am going to suggest that if he moves out, you will have to move the trailer, and you can't rent it out.
- r. Jones: Can we use it for storage?

- s. Kamps: You would have to disconnect the septic.
 - t. Nye: Another issue would be if you decided to sell the place and somebody else gets this with the conditional use, and they have the house and the trailer.
 - u. Klimoski: If they sell the place then the mobile home will have to go. It will only be for your particular situation, not for somebody new that comes in.
 - v. Haakenson: This is what I have, that if you approve the waiver it would be subject to the family member (son) living in the trailer. A reconnect sanitary permit will be obtained. If the son moves out, the septic will be disconnected. If the property is sold the mobile home will be removed, and there will be no renting out of the mobile home.
 - w. **Motion** by Nye, seconded by Kamps to approve the waiver request of Charles and Linda Jones with stipulations as stated. All voting aye except for Solin (absent), motion carried.
10. Approve bills and review monthly budget summary.
11. Hold Harmless Agreement for imaging documents: This is a form that Amy designed. We have the big copy machine in our office and people bring in all kinds of stuff to have us make copies. Most of the time it's not a problem, but occasionally someone will bring in something really old and it's not in the best of shape. There is no guarantee that our machine isn't going to destroy the original document. In those cases we make people read and sign this form that they will not hold us liable. If we take their old document and run it through the machine and it destroys it, they can come back to us that we ruined their original document. If they read this form and sign it they have to make the decision to take the chance to make the copy but we don't take responsibility for a document they want to copy that is in poor condition.
- a. Nye: I see there is language in there for copy rights.
 - b. Haakenson: yes, there is always that possibility too. Most of the things we copy is legitimate, building plans etc. If they won't sign the form we have the right to deny making a copy of something we feel could be a problem.
 - c. **Motion** by Burns second by Nye to approve the waiver document. All ayes, except Solin (absent). Motion carried.
 - d. Klimoski: It may be time to relook at the fee schedule
 - e. Haakenson: I will talk to Robin about changing the fee schedule, I don't think there would be a problem with that.
10. Update on zoning, sanitary, real property listing, land division, and surveying activities:
- a. Real Property Listing: we have ordered the tax bills and all the supplies we need for the December tax bill run. This will be Amy's first year as property lister so I will be by her side to help enter the rates. It is now set up so we can do it from

the office where before we had to go to the courthouse. Molly starts on Monday, November 4th. We will be scrutinizing the deeds and getting those all updated through November 1st.

- b. Enforcement Update: Schaefelbein letter went out and he has contacted me. I am going there a few days before deer season to meet with him. He is from Florida. I need him to show me the interior of the building. This is a situation where the adjacent neighbor is claiming this is an apartment building. The Board of Adjustment granted a variance for a garage. I looked at the minutes and there is no mention of it being living quarters throughout the minutes. If you do something contrary to a variance you can threaten to revoke their variance and if they don't have their variance, they don't have a permit for the building. He will have to show me what he has, and if he is willing to comply, it would be a matter of him moving the stuff we would have him move (ie certain plumbing fixtures, separate power box to the building). The Bronkhorst violation has been sent out and he also has contacted our office and Jeff left me a note that he is going to have Digger take care of it. He's the one who allegedly put in an illegal septic, has an expired sanitary permit, put up a garage in 2007 or 2008 and has turned it into a residence. The Temple mobile home violation letter went out by Robin, we have a December court date on that one. The Witter property Ron had asked about, where he had put up a large pole building, and it may not be a situation that he is exempt. I put that on Jeff's desk last week to look at but he had a full slate with Board of Adjustment and septic inspections. Hopefully in the next few days Jeff will be able to look into it for you. Things have been busy with septic inspections, we have already hit last year's total for septic inspections and I had another 3 or 4 brought in today. If the weather stays we should still have an active few weeks.
- c. Activity Update. Since Janet left I have been doing land conservation pretty much 24/7. Last Wednesday I worked with Stacy Dehne for 4 hours straight at the computer doing a design for a project that needs to be completed this fall. After the November 15th deadline for the Land Conservation projects I will switch gears and get into the Real Property Listing. We will be putting together the Citizen's Advisory Committee.

- 10. Motion by Kamps, seconded by Burns to adjourn meeting at 5:50 P.M. All voting aye except Solin (absent). No nays. Motion Carried.

Jerrold Burns
Secretary

Duane O. Haakenson
Director Land Records & Regulations

Cc: WLUPC
County Clerk
Parties Involved