

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

Minutes of Meeting, Tuesday, September 29, 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, County Surveyor  
Dale & Denise Stillman  
Andy Tesheneck  
Chuck Sleeter, Pickerel Crane Lake P&R District, &  
Langlade County Waterways Association  
Senator Tiffany  
Representative Czaja
4. Approval of meeting minutes for August 25, 2015. Motion by Scupien, seconded by Schuh to approve the meeting minutes for August 25, 2015 as mailed. All voting aye. No nays. Motion Carried.
5. Firelanes/Private roads in the Towns of Langlade and Evergreen:
  - a. Tlusty: It has been County policy to issue addresses on the public roads, but issuing addresses on private roads has been avoided, even though private roads provide access to many parcels and dwellings. Regarding private roads on lands of Wolf River ATP in the north part of Evergreen the town of Langlade (Crocker Hills), because access to private property in this area is over very long private roads, address signs are miles from the physical location of the property and dwellings, which can result in not being able to find the property even though there is a sign. Adding to the confusion is a lack of road names supported by signage. Because of a current application for an address on a remote property in the Crocker Hills area and also because of a recent situation where law enforcement personnel were trying to organize a search in the area but had no way to easily reference roads for assigning search areas, consideration should be given to naming, issuing addresses and adding signage to private roads in the area. The Conservation and Trail Easement that the former owner, Plum Creek Timberlands, conveyed to the Wi Department of Natural

Resources specified that only certain roads are open for vehicular use. So the proposal today is to name the roads that were agreed on in that easement document. Even though the road Scaffiddi (current address applicant) uses is about 2.5 miles long from one of the approved roads, we shouldn't name it as we don't want to promote trespass. That road isn't one that was agreed on in the conservation easement. Joe Mattke from Steigerwaldt in Tomahawk is the forester working for the owner out there and he said vehicular travel anywhere other than the roads approved in the easement document could be considered trespass. Naming and signing that road could possibly encourage trespass and we don't want to do that. We're thinking he would get a fire lane address and the sign would be right here, at the intersection of his road with Tyra Lake Firelane. If you look at the map I handed out, we're proposing that the road south of Kettlebowl Ski Hill be named Tower Firelane. The road coming off 52 north of the Ski Hill would be named Tyra Lake Firelane. The road coming off the end of Smokey Road in Elton would be named Smokey Firelane. Those three firelanes would meet at this intersection at about the quarter corner between Sections 21 and 22. Fraley Firelane would come off the end of Fraley Road and would intersect Tyra Lake Firelane in the Northeast Quarter of Section 22. How the road names came about is I met with Ray Bostwick to see if he knew of any names on these. He gave me the names that he knew them to be. After considering using the term "road" we decided they would be better to use the word "fire lane". Road seems to imply town road and town road maintenance. We are suggesting the use of "Firelane" on those to reduce the perception that these are maintained town roads.

- b. Klimoski: So you would have a sign indicating that it's not maintained after certain date.
- c. Tlusty: Someone also suggested a sign "you are entering private land" in addition to road maintenance. Then again we don't have money for signs. I sent both town chairmen the map and proposal and I haven't heard back from either, I don't think they are concerned because we are not talking about a town road, we are talking about a county trail through county forest land for a few miles and then roads on private lands. I don't think they have a lot of say over it anyway. I am here today looking for approval to name those roads and start issuing addresses based on those names.
- d. Solin: That's what the locals named those roads years back. Tower Lake Road, Fraley Road and Smokey Road.
- e. Tlusty: Yes, Zupon Road (the north 3 miles or so of what we're calling Fraley Firelane) was built by Zupon's so that's why they called it that, but Fraley Firelane seems like a logical extension. Joe Mattke at Steigerwaldt was very cooperative, he said they didn't really care what we call them, they will continue to refer to them as they do. I don't know if this will lead to further discussion on a private road ordinance to our county regulations. I talked with Oneida County and they said they won't recognize a named private road unless there are 4 residences on it.
- f. Nye: When we went through this a few years ago, the Towns Association said that the towns could not put fire numbers on private property, that the property owner

would have to do it if it was on a private road or fire lane, and it would have to be at the end of the town road. At the last Towns Association meeting it said the Fire Department Fund has to buy the signs. If the town has a fire department.

- g. Tlusty: Additional support for this comes from Brad and I'm sure he is talking with the Sheriff's Department. They've had situations out in the area where they were looking for people, but they don't know how to communicate with each other to tell each other where they are.
- h. Haakenson: It's a situation where they have a state highway, so their address is on a state highway, but the home or cabin is 5 or 6 miles away.
- i. Tlusty: I will check to see what other counties are doing with private roads. It's always been policy not to recognize them or sign them, but in the case of emergency response it's good to have them. I don't know how to proceed if whether we go ahead and use these names and worry about the addresses later? A good question would be whose going to pay for the signs if we put signs up.
- j. Klimoski: I don't think we have to worry about the numbers right now, but we should get the roads named.
- k. Tlusty: If necessary I suppose we could say the land owners have to pay for the signs. If we at least get the names changed I can probably get the plat book company to add the names to the book. I will talk to the town chairmen to make sure there aren't any problems first.
- l. **Motion** by Solin, second by Scupien to make the names as you have stated. All voting aye, motion carried.

6. Dale Stillman regarding camping trailer regulations: Chairman Klimoski called Dale Stillman forward:

- a. I own property on on 11992 Pine Lane on Post Lake. I bought the property in 2000 and at that time there were several camping trailers on the lots adjacent to mine. I talked to Jeff McKinney and he said they were grandfathered in and when they are gone they are gone. In the meantime on a couple of the lots people would bring trailers in and leave them sit all summer and all winter. I would get ahold of Jeff and he would send them letters and that was the end of it. When I went on the county site, it said that recreational vehicles were allowed for recreational use in all districts except conservancy and floodplains and could not be used for the use of permanent habitation and shall not occupy a site for longer than 30 consecutive days. The way Jeff explained it to me is that if a person brought a trailer in there and moved it every 30 days that would be sufficient. Well we don't know that they even move them, because they have been sitting there forever. So I have been bugging Jeff about this for quite awhile. What happened now is the two vacant lots adjacent to mine have been sold. One in the corner next to me the guy is building a house, and the other lot they brought in two trailers in. My understanding is they have no intention of ever moving the trailers out of there and that is the way they are going to maintain it. So I

want to nip this in the bud before it got out of control. I talked to Jeff about it and I talked to Duane last month that if they are going to have a trailer in there, it's there property obviously, and they want to enjoy the great north, but they are only allowed to keep it there 30 days, why can't we treat it as a camp ground as per se, they have to come and get a permit for 30 days, and those 30 days are the days they can camp the trailer on the property and after that they have to move it off the property. They can't leave it there. There is a stipulation that if you have a trailer and you have a homestead you can keep the trailer there. These people have no home there and don't plan on putting a home there. They may put water and/or electricity in, but the one trailer next to my other property at 1209 that guy has had that trailer back there for several years and he runs a generator, which is really annoying. I don't believe he ever has intentions of putting a home in there. I have talked with the neighbors and there are several of us against this. Now when you pull in Pine Lane and drive down all you see is a big trailer at the end of the street on a Cul de sac. What I would like to see is if we could get enforcement and if a person wants to get a camping permit, we charge them for a camping permit, \$10 a day, \$300 a month. That would be a way of generating revenue to pay for the enforcement.

- b. Klimoski: I thought it said they could pull it off for a few days and take it back again, can't they?
- c. Haakenson: It says 30 consecutive days, so we have taken people to court and their attorney argues that they pulled it off for one day and they put it back on.
- d. Stillman: Why can't we change that?
- e. Haakenson: I thought what you wanted was some kind of permit for these things, because you are a taxpayer and put up buildings so forth you have to get permits to do that. So his concern why can't we enforce on the camping trailers some kind of a permit. Right now we don't require any type of permit, we don't require a zoning permit, sanitary permit. It would be a way of potentially controlling these more and at least keeping an eye on the septic issue. Then it would be more fair to the people living next to them paying taxes and buying permits. It would even the play field. Mr. Stillman came to my office and asked if he could come to the committee. If that is something you would want to look into, we could look into it this winter.
- f. Klimoski: I know we have the same problem in the town of Wolf River with camping trailers that sit there forever.
- g. Stillman: One of the things I have heard when I talked to people is if a person has a camping trailer and no one complains about it, then so be it. But if you have complaints and people don't want them there. There are people in there with some real nice expensive homes, and these people pay a lot of taxes, and they don't want a camping trailer in their area. It's not a camp ground. There are two camp grounds in the area now, and if you want to camp your trailer in a camp ground then there are two places to go. I don't think that buying a piece of property and putting your trailer on it with no intention of ever moving it, and pretend they move it, and that is what they are doing.

- h. Solin: I am for this, you developed this lot to build a house on not to put a camper on, why should you be able to put a camper on some of these lake lots. I can't understand why we should even allow it.
- i. Stillman: I can understand 30 years ago when these areas were just being developed and people put them on while they put a house on it and then get rid of the camper. But now, there are only a couple lots left on Post Lake. When I built I even questioned if I could bring a trailer on the property to stay in while I built the house and Jeff said you had to move it every 30 days, you really can't have it there.
- j. Nye: Is there any way you can check to make sure they do have to pull them off or do they have to tell you when they take them off within that 30 day period?
- k. Haakenson: No they don't have to. Our problem is if they even change position of the trailer whether they moved it off or not, how do we prove that when we go to court? I've been there, and we can't. If we send them a letter all they have to do is move it and we go out there and it looks like it was moved. We don't know if it was moved off for a day, 2 days, a week, or they're coming in and out. How would we know? When Dale and I talked I mentioned we could look at some kind of permitting system. At least we would know they are getting a permit and it's authorized and they have septic issues taken care of vs. being able to haul them in and out whenever they want. We could look at a permit for a certain duration of time, and all kinds of things could come into play. But right now when we get in court, the court looks at us like we are wasting their time.
- l. Scupien: How big are these trailers? Are they something they can just pop in there and move?
- m. Stillman: Yes, I have some pictures. They are definitely campers, not trailers. This one here has been there for 3 or 4 years, right next to my 12019 Lot. This is when you drive down Pine Lane, this is what you see right now, these trailers right here. They could be moved so easily. This is the one the people came in the weekend and you couldn't even drive around the cul de sac because the trailer was right in the road. This is another one when they had 4 of them over Labor Day weekend. It's getting way out of hand in the cul de sac. There are lots of homes on Post Lake where people come in on a holiday weekend and bring a trailer a couple days then leave. These are not that, they are never gone, they have no intention of moving them unless we come up with some legal enforcement. My dad had a place on Lake Camelot down in Wisconsin Rapids they are allowed to have a trailer on the property but they can only have it there from Memorial Day to Labor Day and then it has to be moved off the property. They had sewer and water there they could hook up to.
- n. Klimoski: Can we do an ordinance something like that?
- o. Haakenson: We can look at a lot of things. We can look at permits, different durations, different fees for durations. We can't do all that enforcement if we aren't getting any revenue. If we are looking at making changes in the ordinance we will

have to have public hearings. We will already be doing that this winter for other zoning issues, so that would be the time to do it.

- p. Nye: Also hunting 40's where people bring their trailers for hunting and leave them there year around also.
  - q. Solin: I think we should look at it in January/February and try to come up with a solution.
  - r. Stillman: I would like to be a part of it and be included in the meetings.
  - s. Haakenson: We will take up those issues then we will try to send you a copy of the agenda.
7. 4:00 P.M. Public Hearing pertaining to Petition for Zoning Amendment #964 by Aloysius Wilcenski, Applicant, N3550 Ackley Rd, Antigo WI 54409 FROM: A-1 TO: AFR Land as being part of the NE NE Sec 21, T31N, R10E (S&E of river). (Parcel #002-0916), Town of Ackley. See public hearing minutes.
8. Senator Tiffany and Representative Czaja regarding Budget Bill: Concerns, comments and discussion regarding NR115. The committee, as well as Chuck Sleeter representing the Langlade County Waterways Association and Pickerel Crane Lake P&R District, and Andy Tesheneck, President of White Lake Association, addressed Senator Tiffany and Rep. Czaja with their many concerns ie. the rights of the county to regulate for protection of the waterways, the potential problems of lake home owners who have complied with NR115 over the last several years, and the unfairness of the opportunity for future building issues with the new bill, the passing of the bill in the budget process in lieu of legislative process.
9. Wisconsin Land Information Program Strategic Initiative Grant:
- a. Tlusty: This is a new grant and Gary said that new grants had to be approved by our oversight committee and the Finance committee. So it's here first and then goes to Finance. Act 20 of 2013 stated that we will have a state wide parcel map by the year 2017. As part of the development of that, the Department of Administration came up with additional grant monies to help counties through the process. It's a 4 step benchmark process. We have #1 done, we have submitted data for the trial version and it worked. #2 is the same and additional data in a different format. I have a formatting cost from our programmer to do that, which will be in the grant application, so the grant will cover that programming cost. #3 is completion of parcel mapping. I think we will have to tap this money very little to complete the parcel mapping because I think we have enough money right now to finish it. #4 will be pretty expensive, surveying all county boundaries. Getting all public land survey system corners on the county boundaries to coincide with your neighbor so there are no gaps or overlaps at the county boundary level. It is

needed for a seamless statewide parcel map coverage and start with the county boundaries first. Once we get done with the county boundaries I'm thinking there is going to be benchmark 5 added at some point – if there is another strategic initiative grant like this, that will be Township boundaries, but this money could also go towards that if the County boundary corners are completed. I have a letter from the Ed Eberle, Administrator of the Division of Governmental Relations announcing the award and also stating that these grants will not have a local match requirement. Its money they are giving us to do the project; money that is collected in the Register of Deeds Office as part of the Land Modernization Program. All I am asking is for committee approval to accept this grant. As part of the grant application, I'm going to put in an amount for my time. Its going to take a lot of work to coordinate and handle this grant, especially if we end up contracting some of the survey work.

- b. **Motion** by Schuh, second by Scupien to allow Dave to go to the Finance Committee for approval of the grant. All voting aye. Motion carried.
10. Break
11. 6:15 P.M. Public Hearing pertaining to Petition for Zoning Amendment #965 by Chad and Bree Theilman, Applicants, W16187 Alpine Rd, Birnamwood WI 54414 FROM: FORESTRY TO: AFR Land as being N 309 ft of SW SE Sec 14 T32N R9E EXC Pcl Conv in Doc #252908 (Parcel #032-0223); and FROM: FORESTRY TO: PARK & REC Land as being part of the SE SE Sec 14 T32N R9E EXC Pcl Conv in Doc #252267, and EXC the S 180 ft and EXC the W'rly 750 ft of the N'rly 360 ft to P.O.B. in the NW corner in said SE SE (Parcel #032-0224), Town of Vilas. See public hearing minutes.
12. 6:50 P.M. Public Hearing pertaining to Petition for Zoning Amendment #966 by Tom Wild, 750 Violet Way, Antigo WI 54409, Applicant and Tim Rusch, Agent FROM: A-1 TO: COMMERCIAL Land as being a part of SE NW and NE SW, Sec 5, T31N, R11E, being an approximate 6.31 acre parcel to be determined by Certified Survey Map. (Parcel 006-0072 and 006-0073), Town of Antigo. See public hearing minutes.
13. 7:05 P.M. Public Hearing pertaining to Petition for Zoning Amendment #967 by George Schmidt, W6785 Elmwood Rd, Antigo WI 54409, Applicant and Charley Brinkmeier, Agent FROM: A-2 TO: AFR Land as being the NE SE Sec 36 T30N R12E EXC Pcl Ret'd in Document #253072; and part of the NE SE Sec 36 T30N R12E being the E81 ft of W162 ft of N180 ft thereof. (Parcel #010-0572 and 010-0572.001), Town of Norwood. See public hearing minutes.
14. Update on zoning, sanitary, real property listing, land division, and surveying activities:
  - a. Enforcement Update:
    - 1) Haakenson: In regards to the campers Jeff and I were up there on that road in August and there was one camper on that entire stretch and you could barely see the back of the road and these were right on that cul de sac so they were moved in there after we got up there. So they actually haven't been in there a long time.

The picture of the one in front of the new house, that is the one he complained about 2 years ago and we got rid of that one and the guy built a house. So sometime around Labor Day a camping trailer shows up.

- 2) Haakenson: A complaint has been made about the lot owned by Dell Nicholson behind Luxury Living lot. Those two lots are zoned commercial. This spring he decided he would have animals out there, so he started out with a couple goats, and now has a flock of chickens, and 2 donkeys. It's exclusive ag surrounding the lot, even if I tell Dell he can't have animals there which again in a commercial district you get into the "use" part of it, I don't think he's doing a farming operation. He has animals. A commercial person could have horses if he was selling horse related equipment and you wouldn't tell him to get rid of his horses. The bottom line is, 2 feet across the line they can have 1000 animals then that and a much bigger problem. My inclination right now is to leave it alone unless you think otherwise.
- 3) Haakenson: The Starzinski situation has worsened. The deadline has come up. His son-in-law called me very concerned because Leo is quite aged now. His son is the one collecting the junk. I have no choice now but to bring him to court, which will cost him a lot more money than if he would just comply.

15. Motion by Solin, seconded by Schuh to adjourn meeting at 7:33 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