

MEETING MINUTES

Committee: Water & Land Use Planning & Land Conservation Solid Waste Committees
Date: Tuesday, July 14, 2026
Time: 2:30 p.m.
Location: County Board Room, Lower Level of the Safety Building, 840 Clermont Street, Antigo, WI

The following discussion was held by the Committee at the meeting detailed above:

1. **The meeting was called to order at 2:30 p.m. by Chairman Haatvedt.**
2. **Roll call was conducted:** Motion by Disterhaft, second by Nelson, to excuse Stegall. All ayes, motion carried.

Water & Land Use Planning and Land Conservation Committee		
Name	Role	Status
Chet Haatvedt	Chair	Present
Benjamin Baumgartner	Member	Present
Tim Nelson	Member	Present
Kyle Disterhaft	Member	Present
Joe Stegall	Member	Absent
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Katie Bahr-Bender	Land Conservationist	
Lindsey Laskowski	Land Conservation Technician	
Brian Braun	Highway Commissioner	
Becky Wadleigh	Land Protection Specialist- Ice Age Trail	
Becky Rank	Deputy County Clerk/Recording Secretary	
Other Citizens in Attendance		

3. **The Committee recited the Pledge of Allegiance:**
4. **Approve previous meeting minutes:** Motion by Baumgartner, second by Disterhaft to approve the previous meeting minutes of June 9, 2026. All ayes, motion carried.
5. **Discuss Ice Age Trail Alliance Proposal and Options to Support Proposal.** Ice Age Trail Alliance Land Protection Specialist Becky Wadleigh addressed the Committee regarding a proposed Resolution in support of Braun Woodlands II, LLC and the Frederic H.T. Braun Grandchildren Irrevocable Trust's application to the USDA Forest Legacy Program to acquire a conservation easement for a segment of the Ice Age National Scenic Trail located in Langlade County. Wadleigh stated the Ice Age Trail Alliance is working with the Braun family to extend the Ice Age National Scenic Trail through their property. Wadleigh explained that the Ice Age National Scenic Trail is a 1,200-mile-long footpath that follows Wisconsin's glacial landscape through the State of Wisconsin. In Langlade County, there are nearly 60 miles of completed Ice Age National Scenic Trail located on properties owned by Ice Age Alliance partners, including Langlade County, local municipalities, and numerous private landowners, such as the Braun family of Braun Woodlands II, LLC. Wadleigh stated that Braun Woodlands II, LLC and the Frederic H.T. Braun Grandchildren Irrevocable Trust, in collaboration with the Wisconsin Department of Natural Resources (WDNR), desire to protect the property with a conservation easement and are seeking funding through the United States

Department of Agriculture (USDA) Forest Legacy Program (FLP). Motion by Baumgartner, second by Disterhaft, to approve the Resolution in support of Braun Woodlands II, LLC and the Frederic H.T. Braun Grandchildren Irrevocable Trust's application to the USDA Forest Legacy Program to acquire a conservation easement for a segment of the Ice Age National Scenic Trail located in Langlade County and to forward the Resolution to the full County Board for consideration. All ayes, motion carried.

6. **Informational Session on Junk Ordinance.** Zoning Administrator Arrowood discussed Ordinance 11.05 of the Langlade County Code of Ordinances. The ordinance defines "junk" as including items such as scrap materials, unusable appliances, junked or inoperable vehicles and machinery, large quantities of used tires, abandoned building materials, and unused farm equipment. In unincorporated areas of the county, storing junk outdoors or in public view for more than 14 consecutive days is prohibited, with longer time allowances for dismantled or destroyed buildings. Such violations are declared public nuisances. Exceptions apply to properly licensed junkyards and recyclers, certain farm equipment, snow removal equipment, firewood, limited operable stock cars, and constitutionally protected displays. Enforcement is administered by the County Zoning Administrator, with assistance from the Sheriff's Office, and generally begins with review by the local town board before referral to the County. Violators may be ordered to remove the junk, cited, or subject to legal action, including court-ordered cleanup at the property owner's expense, with initial cost being paid by the municipality. Zoning Administrator Arrowood reported that multiple junk ordinance violations were referred to the County in 2024 and 2025, but all were withdrawn by the respective municipalities due to the anticipated cost of cleanup. Arrowood stated that two cases are currently in progress. In one case, a municipality requested that the County not pursue injunctive relief but instead issue a letter on behalf of the township. Arrowood also reviewed the process followed by the Land Records and Regulations Department when complaints are received. Information only.
7. **Discuss Zoning Ordinance Text Amendment.** Zoning Administrator Arrowood presented the Committee with a draft text amendment to Chapter 17 of the Langlade County Code of Ordinances. Arrowood explained that the proposed amendments are intended to revise the parking and loading requirements, adding provisions related to data centers as a permitted land use, update the floodplain zoning district regulations, and incorporate various minor administrative revisions. To promote transparency and encourage public participation, Arrowood stated that a prototype survey was distributed to Committee members and staff to evaluate its effectiveness as a tool for gathering public input. Feedback was received with suggestions to improve the survey's usability. The Committee discussed allowing sufficient time to review the proposed amendments and recommended scheduling a public hearing in September. Chairman Haatvedt requested that the public hearing be held during the evening to encourage greater public attendance. Information only.
8. **Public Hearings:**
 - 3:45 P.M. Petition for Zoning Amendment #000040 by Scott & Jacqueline Sickler, 6911 Jamestown CT, West Bend, WI 53090 Applicant, FROM: Forestry TO: Agricultural, Forest, Residential (AFR) Land as being approx. 1 acre to come into zoning compliance. Pt. SE NE Sec 16 T31N R14E BEING ALL THAT PT LYG OF C&NW RR NOW ABANDONED (Parcel # 034-0244), Town of Wolf River: See below
 - 4:00 P.M. Petition for Zoning Amendment #000041 by Richard & Connie Schuessler, W7243 Mayking Rd., Antigo, WI 54409 Applicant, FROM: A-2w/Farmland Preservation TO: Agricultural, Forest, Residential (AFR) Land as being approx. 1 acre for a new residence. Pt. SE SW Sec 12 T30N R12E (Parcel #016-0188), Town of Norwood: See below.

9. **Discuss 2027 Budget Items:** Zoning Administrator Arrowood presented the Committee with the preliminary 2027 budget notes for the Land Records and Regulations Department. Arrowood reported that projected revenue increases include the POWTS Maintenance Recordkeeping Fee, adjustments to zoning and sanitary permit fees to reflect the proposed 2027 fee schedule, and the potential receipt of a NG911 Track 2 Grant. Proposed 2027 expenditures include staff placement within the updated pay scale, potential position reclassifications (Code Administrator and Assistant Code Administrator to Land Use Specialist, GIS Technician to GIS Coordinator, and Administrative Assistant to Land Use Technician), transitioning all department positions to a 40-hour workweek, and a general inflationary adjustment. The budget also identifies the potential purchase of the 2025 LiDAR dataset. The Committee discussed the anticipated cost and potential benefits of acquiring the 2025 LiDAR data and, following discussion, recommended that the purchase not be included in the 2027 budget cycle. Arrowood further reported that the Land Information Council approved funding to purchase public safety software, a large-format plotter/printer for the Register of Deeds Office, and funding for the Register of Deeds imaging project. Arrowood stated the funding for these projects comes from Land Information but flows through the Land Records and Regulations Department Budget. Information only.
10. **Discuss Sanitary Maintenance Fee Informational Session:** Chairman Haatvedt addressed the Committee and members of the public regarding the format for the Sanitary Maintenance Fee Information Session scheduled for August 11, 2026. Haatvedt stated that the agenda item would be placed first on the meeting agenda and that each member of the public wishing to speak would be allotted up to three minutes for comments. He further explained that the session is intended solely for the presentation of information and public comment; therefore, no dialogue or debate will occur between Committee members and the public during this portion of the meeting. Haatvedt also noted that, at this time, the meeting is planned to be held in the Highway Conference Room to accommodate additional public attendance. This agenda item is informational only.
11. **Discuss Proposed 2027 LRRD Fee Schedule Updates:** Zoning Administrator Arrowood presented the Committee with the proposed 2027 Langlade County Land Records and Regulations Fee Schedule. Arrowood explained that, pursuant to the Fee Schedule Policy adopted effective January 14, 2026, and unless otherwise acted upon by the Water and Land Use Planning Committee or prohibited by law, the fees in the schedule will automatically increase by the same percentage as the annual wage adjustment approved by the Langlade County Board of Supervisors during the county budget process, with the increases taking effect on the same date as the approved budget. Arrowood reviewed the proposed fee schedule changes with the Committee, followed by discussion. Chairman Haatvedt noted that the item was presented for informational purposes only and that no action would be taken at this time.
12. **Discuss Staffing and Position Description Updates:** Zoning Administrator Arrowood presented the Committee with draft job descriptions for the proposed Land Use Specialist and GIS Coordinator positions. Arrowood explained that the current Zoning Administrator title is no longer used as the official position title and recommended reclassifying the Zoning Administrator and Assistant Zoning Administrator positions as Land Use Specialists. He stated that the current Assistant Zoning Administrator performs duties substantially similar to those of the Zoning Administrator but does not receive equivalent compensation. To better align job responsibilities and compensation, Arrowood proposed reclassifying the positions as Land Use Specialist – Sanitary and Land Use Specialist – Zoning, with both positions assigned to the same pay grade. Arrowood also updated the Committee on the GIS Technician position. He explained that the GIS Coordinator position had been vacant for approximately one year due to a lack of qualified applicants. During that time, the then Real Property Lister agreed to assume the GIS

responsibilities, and the employee did not yet possess all of the qualifications required for the GIS Coordinator position; he was appointed to the GIS Technician position with the understanding that, upon obtaining the necessary qualifications, the position would be reclassified to GIS Coordinator along with the corresponding pay grade adjustment. Chairman Haatvedt directed Arrowood to work with Human Resources Director Dahlby to determine the appropriate pay grades for each of the proposed positions and to bring the recommendations back to the Committee for review and approval. Information only.

13. Department Updates:

- a) **Land Conservation:** Land Conservationist Katie Bahr-Bender introduced Lindsey Laskowski, the new Conservation Technician, who began employment on July 13, 2026. Bahr-Bender provided the Committee with an update on education and outreach activities. She reported that Land Conservation Technician Gossett provided educational programming for students in 4th grade and above through the Boys & Girls Club of the Northwoods summer program. She also reported that the Electronics Disposal Event, held on June 18, 2026, had an estimated 300 vehicle participants, with more than 63,000 pounds of electronic waste collected. Bahr-Bender stated that she attended the Antigo Silt Loam & Water Twilight Talk and Agronomy Training. She also reported that staff have completed 53 Nutrient Management Plan reports and 58 of the 91 required Conservation Compliance Reviews. Bahr-Bender reported that 49 Farmland Preservation Agreement renewal applications expiring in 2026 have been completed and submitted. An additional 17 renewal agreements are currently in progress and must be completed by the October 1, 2026, deadline. She also noted that two structural conservation projects are currently in the planning stage. **Bahr-Bender informed the Committee that the Hazardous Waste Clean Sweep will be held on August 28, 2026, at the Langlade County Fairgrounds, with additional information to be posted on the County website.** Bahr-Bender updated the Committee on the Land Conservation budget, explaining that the majority of the department's expenditures are reimbursable through grant funding. Information only.
- b) **Director's Report:** Zoning Administrator Arrowood presented the Committee with a written Director's Report. He stated that one determination discussed at the previous meeting had been completed and that no Fill and Grade Permit was required. Arrowood reported on three complaints. The first involved an addition constructed without a permit in the Town of Antigo; an After-the-Fact (ATF) permit has since been issued. The second was a junk complaint in the Town of Antigo, for which the Town requested that an informational letter be sent to the property owner. The third involved a recreational vehicle located on a property with previous related complaints; no additional action was reported at this time. Arrowood also reported on an enforcement case involving an unpermitted use, the absence of a required Private Onsite Wastewater Treatment System (POWTS), and construction without the necessary permits. He stated that a Memorandum of Understanding (MOU) had been signed and that compliance is being monitored. Arrowood presented the Committee with a written financial overview showing departmental revenues, expenditures, and net costs for 2024 through 2026. He reported that the department's budget remains in good condition. Arrowood also presented a written future agenda planning document for the Committee's consideration, outlining potential discussion topics for upcoming meetings and explaining the importance of advance agenda planning. In his departmental highlights, Arrowood reported that he is preparing the department's 2027 staffing plan and 2027 budget. He stated that he and the County Surveyor have been working with the Highway Department to identify anticipated disturbances to monumented survey corners. The affected corners were documented before construction activities and have since been re-monumented in their original locations. Arrowood further reported that he is working on revisions to the Land Division Ordinance, implementation of

the Next Generation 911 (NG911) Grant, and evaluating survey-related options for future ordinance revisions. Information only.

14. **Schedule next meeting:** August 11, 2026 at 2:30 p.m. at the Highway Conference Room, location subject to change.
15. **Adjourn meeting:** Motion by Nelson, second by Disterhaft, to adjourn the WLUPC and Land Conservation Committee Meeting at 5:23 p.m. All ayes, motion carried.

Minutes transcribed by Recording Secretary:
Becky Rank, Deputy County Clerk

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, July 14, 2026
Time: 3:45 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #000040

The following are the Minutes of the Public Hearing held by the Committee at the meeting detailed above:

1. Hearing called to order at 3:45 P.M.
2. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Chet Haatvedt	Chairman	Present
Ben Baumgartner	Member	Present
Tim Nelson	Member	Present
Kyle Disterhaft	Member	Present
Joe Stegall	Member	Absent
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Katie Bahr-Bender	Land Conservationist	
Lindsey Laskowski	Land Conservation Technician	
Brian Braun	Highway Commissioner	
Becky Wadleigh	Land Protection Specialist- Ice Age Trail	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Scott & Jacqueline Sickler	Applicants	
Other Citizens in Attendance		

3. 3:45 P.M. Petition for Zoning Amendment #000040 by Scott & Jacqueline Sickler, 6911 Jamestown CT, West Bend, WI 53090 Applicant, FROM: **Forestry** TO: Agricultural, Forest, Residential (**AFR**) Land as being approx. 1 acre to come into zoning compliance. PT SE NE SEC 16 T31N R14E BEING ALL THAT PT LYG E OF C&NW RR NOW ABANDONED (Parcel # 034-0244), Town of Wolf River.
4. Bahr-Bender stated the petition was filed in the Land Records Department on 5/8/2026. Notice for the public hearing was published in the Antigo Daily Journal on 07/01/2026 and 07/06/2026 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Town of Wolf River Chairman, the Town of Wolf River Clerk, and those persons owning property within 300 feet of the described parcel.
5. Bahr-Bender read correspondence from the Town of Wolf River Board. At the 06/09/2026 town meeting, the Town approved the rezone with 2 ayes, 0 nays, 1 absent vote, with no concerns listed.
6. Bahr-Bender presented the Committee with the Findings of Fact: The parcel is located on Buettner Road, south of Van Ostrand Road. Bahr-Bender stated this is a 40-acre parcel. The applicant would like to rezone approximately 1 acre of a 32.04-acre parcel to AFR (Agriculture/Forestry/Residential) for residential use. Bahr-Bender stated the rezone will bring the property into compliance. Bahr-Bender stated the applicants built a cabin on the property without obtaining the proper permits and zoning approval. The request is to rectify that error. Existing use is wooded; proposed use is rural residential. Surrounding zoning: north, AFR with wooded and rural residential; east, forestry with wooded; south,

AFR with rural residential; west, R-1 with single-family residential. Soil type is AoB (Antigo Silt Loam with 2–6% slopes) and AoC (Antigo Silt Loam with 6–15% slopes). Soil for sanitary purposes is severe, with poor filtration. The property is located on a Class C roadway (town road). Power: no concern, small-scale residential. Sanitary: soil test on file. Well: no concerns, small-scale residential. Bahr-Bender stated there is an MOU between Langlade County and Mr. & Mrs. Sickler to bring the property into compliance.

7. Chairman Haatvedt: To clarify, there is already power and a sanitary system at the site?
8. Bahr-Bender: There is power to the site; there currently is no sanitary system on site. The previous landowner used a portable toilet. To give the Committee more context, when we discovered there were some non-conformities, the Department contacted the landowners. We had some discussions about the most equitable way to come into compliance with the Ordinance. Normally, the procedure we follow is to assess a triple fee for any permit that is pulled after the action. However, after looking at the total, the fees would range from \$3,500 to \$4,000. Rather than issuing a triple fee, we instead filed it as a violation and created a Memorandum of Understanding. That way, the property owners were still responsible for coming into compliance with the Zoning Ordinance, regardless of who any future property owner may be. One of the stipulations of that MOU was to lay the groundwork for some type of sanitary system. Because the property at that time was up for sale and has since changed hands, the new property owner now can put in a vault privy. That has already been addressed. Should they choose to use some other type of sanitary system, they would have to pull those permits separately. Our department is satisfied thus far with the efforts made on this property.
9. Arrowood: This request is within the Farmland Preservation Plan and conforms to the County's Comprehensive Plan; no concerns indicated.
10. Arrowood: As Jordan has stated, there is a violation on this property. The owners have been incredibly cooperative and willing to stand up and take ownership of their mistake and make it right.
11. Nelson: What are the two structures on the property?
12. Bahr-Bender: The larger structure is a prefabricated Amish cabin. It currently does not have internal plumbing, but because it does have sleeping quarters, it is considered to be a residence, per the Zoning Ordinance; therefore, it must have some method of disposal of human waste. That is the requirement for the Sanitary aspect of the MOU. The smaller structure is a shed.
13. Nelson: This was a cabin-type structure.
14. Bahr-Bender: Yes.
15. There being no further questions for Bahr-Bender, Chairman Haatvedt called the applicant forward and administered the oath. The applicants stated their names as Scott and Jacqueline Sickler.
 - a. Chairman Haatvedt: I think we understand what is going on, and we appreciate you working with Land Records to get things taken care of. Do you have any additional information you would like to present to us?
 - b. Mr. Sickler: No, I just screwed up.
 - c. Chairman Haatvedt: It happens; we are human.
 - d. Mr. Sickler: I would like to thank Jordan. He helped us with this process and got us going. He couldn't have been more of a godsend. It has put us at ease. We know we messed up and are trying to make it correct.
 - e. Chairman Haatvedt: Normally we would ask what your intent is, but it sounds like you already sold the property. We know the new owners are working with Land Records and know what is going on. From our perspective, we have the information we need.
16. There being no further questions for the applicant.
17. Chairman called for any testimony in favor of the petition: Being none.
18. Chairman called for any testimony in opposition to the petition: Being none.
19. Chairman called for any testimony for informational purposes: Being none.

Motion by Baumgartner, second by Nelson, to close the public hearing for Zoning Amendment #000040, Parcel #034-0244 at 4:00 p.m. All ayes; motion carried.

After careful consideration of all factors:

REZONING OUT OF AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICTS.

SECTION 17.49(4)(c) STANDARDS FOR REZONING OF LANDS OUT OF THE AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICT. The County Board may approve petitions for rezoning lands out of the Exclusive Agricultural District only upon a finding that such a rezoning is in the public interest after consideration of the following factors:

1. **Adequate public facilities exist to serve the development, or will be provided:** *The Town approved.*
2. **Provisions of these facilities and services will not be an unreasonable burden to local governments:** *The Town approved.*
3. **Land is suitable for development:** *Yes.*
4. **The development will not cause unreasonable air or water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas:** *No testimony.*
5. **Potential conflict with remaining agricultural land and uses in the area:** *Minimal rezone to 1 acre.*
6. **Need for the proposed development in the location specified:** *Structure already built.*
7. **Availability of alternative locations:** *Structure already built.*
8. **Productivity of the agricultural lands that are involved or affected:** *Minimal impact.*
9. **Whether the development, as proposed, is located to minimize the amount of agricultural land converted:** *Yes.*
10. **The land is better suited for a use not allowed in the Exclusive Agricultural District:** *Yes, it fits within our goals.*
11. **The rezoning is consistent with any applicable Comprehensive Plan:** *Yes, it fits within the Comprehensive Plan.*
12. **The rezoning is substantially consistent with the county-certified farmland preservation plan:** *Yes, minimal land will be rezoned.*
13. **The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use:** *Yes, it will not impair or limit.*

DECISION: Motion by Baumgartner, second by Disterhaft, to approve Petition for Zoning Amendment #000040 to be moved from Forestry to AFR. Roll call vote: Nelson, aye; Baumgartner, aye; Disterhaft, aye; Haatvedt, aye. Voice Vote: 4 ayes, 1 absent, motion carried.

Chairman Haatvedt stated this will be placed on the July County Board Agenda, Consent Agenda.
The hearing was adjourned at 4:05 p.m.

Minutes transcribed by Recording Secretary:
Becky Rank, Deputy County Clerk

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, July 14, 2026
Time: 4:00 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: #000041

The following are the Minutes of the Public Hearing held by the Committee at the meeting detailed above:

1. Hearing called to order at 4:05 P.M.
2. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Chet Haatvedt	Chairman	Present
Ben Baumgartner	Member	Present
Tim Nelson	Member	Present
Kyle Disterhaft	Member	Present
Joe Stegall	Member	Absent
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Katie Bahr-Bender	Land Conservationist	
Lindsey Laskowski	Land Conservation Technician	
Brian Braun	Highway Commissioner	
Becky Wadleigh	Land Protection Specialist- Ice Age Trail	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Lawrence & Emily Shetter	Applicants	
Other Citizens in Attendance		

3. 4:00 P.M. Petition for Zoning Amendment #000041 by Richard & Connie Schuessler, W7243 Mayking Rd., Antigo, WI 54409 Applicant, FROM: **A-2w/Farmland Preservation** TO: Agricultural, Forest, Residential (**AFR**) land as being approx. 1 acre for a new residence. Pt. SE SW Sec. 12 T30N R12E (Parcel #016-0188), Town of Norwood.
4. Bahr-Bender stated the petition was filed with the Land Records Department on 5/19/2026. Notice for the public hearing was published in the Antigo Daily Journal on 07/01/2026 and 07/06/2026 in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Town of Norwood Chairman, the Town of Norwood Clerk, and those persons owning property within 300 feet of the described parcel.
5. Bahr-Bender read correspondence from the Town of Norwood Board. At the 5/11/2026 town meeting, the Town approved the rezone with a vote of 3 ayes to 0 nays, with no concerns listed.
6. Bahr-Bender stated that owner consent from Richard and Connie Schuessler was received.
7. Bahr-Bender presented the Committee with the Findings of Fact: The parcel is located at the intersection of Fairview Road and Marl Road. Bahr-Bender stated this is a 40-acre parcel. The applicant would like to rezone approximately 1 acre of a 40-acre parcel to AFR (Agriculture/Forestry/Residential) for residential use. The request is to build a new residence. Existing use is agriculture with wetlands and woods; the proposed use is rural residential. Surrounding zoning: north, A-2 with Forestry Preservation

Overlay, agricultural and rural residential; east, A-2 with Farmland Preservation Overlay, wooded, agricultural, and wetlands; south, A-1 with agricultural; west, A-2 with Farmland Preservation Overlay, agricultural, wooded, and wetlands. Soil type is AoC (Antigo Silt Loam with 6–15% slopes). Soil for sanitary purposes is severe, with poor filtration. The property is located on a Class C roadway (town road). Power: no concern, small-scale residential. Sanitary: soil test is needed. Well: no concerns, small-scale residential. No other relevant facts.

8. Arrowood: This request is within the Farmland Preservation Plan and conforms to the County's Comprehensive Plan; no concerns indicated.
9. There being no further questions for Bahr-Bender, Chairman Haatvedt called the applicant forward and administered the oath. The applicants stated their name as Lawrence & Emily Shetter.
 - a. Chairman Haatvedt: Give us an idea of what your plan is.
 - b. Mr. Shetter: The plan is to build a house and garage on the property.
 - c. Chairman Haatvedt: Single-family home?
 - d. Mr. Shetter: Yes.
 - e. Chairman Haatvedt: It looks like you are using an open area on the property.
 - f. Mr. Shetter: Yes, it is open, and there are some small trees. I am not sure where we will put the house yet.
10. There being no further questions for the applicant.
11. Chairman called for any testimony in favor of the petition: Being none.
12. Chairman called for any testimony in opposition to the petition: Being none.
13. Chairman called for any testimony for informational purposes: Being none.

Motion by Disterhaft, second by Nelson, to close the public hearing for Zoning Amendment #000041, Parcel #016-0188at 4:14 p.m. All ayes; motion carried.

After careful consideration of all factors:

REZONING OUT OF AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICTS.

SECTION 17.49(4)(c) STANDARDS FOR **REZONING OF LANDS OUT OF THE AGRICULTURE AND FARMLAND PRESERVATION OVERLAY DISTRICT.** The County Board may approve petitions for rezoning lands out of the Exclusive Agricultural District only upon a finding that such a rezoning is in the public interest after consideration of the following factors:

1. **Adequate public facilities exist to serve the development, or will be provided:** *The Town approved.*
2. **Provisions of these facilities and services will not be an unreasonable burden to local governments:** *Town approved.*
3. **Land is suitable for development:** *Appears to be.*
4. **The development will not cause unreasonable air or water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas:** *No testimony*
5. **Potential conflict with remaining agricultural land and uses in the area:** *Minimal rezone to 1 acre.*
6. **Need for the proposed development in the location specified:** *Yes.*
7. **Availability of alternative locations:** *No.*
8. **Productivity of the agricultural lands that are involved or affected:** *Not being used as farmland.*
9. **Whether the development, as proposed, is located to minimize the amount of agricultural land converted:** *Appears to be.*
10. **The land is better suited for a use not allowed in the Exclusive Agricultural District:** *Minimal rezone.*
11. **The rezoning is consistent with any applicable Comprehensive Plan:** *Yes, it fits within the Comprehensive Plan.*
12. **The rezoning is substantially consistent with the county-certified farmland preservation plan:** *Yes, minimal land will be rezoned.*
13. **The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use:** *Yes, it will not impair or limit.*

DECISION: Motion by Disterhaft, second by Baumgartner, to approve Petition for Zoning Amendment #000041 to be moved from A-2 with Farmland Preservation to AFR. Roll call vote: Nelson, aye; Baumgartner, aye; Disterhaft, aye; Haatvedt, aye. Voice Vote: 4 ayes, 1 absent, motion carried.

Chairman Haatvedt stated this will be placed on the July County Board Agenda, Consent Agenda.
The hearing was adjourned at 4:18 p.m.

Minutes transcribed by Recording Secretary:
Becky Rank, Deputy County Clerk