

LUMBERJACK RC&D COUNCIL, INC.

GRANT INTAKE SHEET

2027-001

Use to determine if the project submission has met the initial requirements...

PROJECT NAME	City of Antigo Goat Control Project
PROJECT NUMBER	2027-001
DATE RECEIVED	8/31/2027
PROJECT COUNTIES	Langlade
PROJECT PARTNERS	City of Antigo
AMOUNT REQUESTED	\$ 10,000.00
PRIOR FUNDING YEARS/AMOUNTS	N/A

	YES/NO
Project was received by the deadline	Yes
Project fulfills Match Requirements (25% & minimum 10% of total asked must be in cash)	Yes 25%
Project budget shows at least 10% of the amount asked for is in Cash	Yes
Project has been presented to county LCC	Yes 8/11/2026
If funded in the past, project has met all post-funding requirements and presentations	N/A
Letter of Support from each match partner	Yes
Approved to move on to Council Meeting	Yes

NOTES:

LUMBERJACK RC&D COUNCIL, INC.

2027-001

GRANT RANKING GUIDELINE SHEET

COUNCIL MEMBERS: Use this sheet to help formulate questions & determine how the project aligns with the Lumberjack Mission.

NAME: City of Antigo Goat Project

ASKING FOR...

COUNTY: Langlade

\$10,000

PARTNERS: City of Antigo

PRIOR FUNDING years/amounts: N/A

\$ AMOUNT

Match Information (List Match Percentage)	25%
If funded in the past, project has met all post-funding requirements and presentations	YES/NO

MISSION Statement: Lumberjack Resource Conservation & Development Council, Inc., a multi-county, nonprofit in Northeastern WI, strives to enhance area natural resources, promote a higher standard of living and improve the quality of life for area citizens by fostering partnerships between public and private sectors and strategically investing in area natural resources.

The following statments should be considered when determining if you feel the project aligns well enough with the Lumberjack Mission Statement. Project critiques should be based on their merits and mission alignment points, not on location, past funding or whether funds are available for all projects. Members should also consider the geographic reach and sustainability of the project.

Enhances Area Natural Resources. Does this project directly enhance natural resources? Consider the area and population covered. Consider how many Lumberjack counties are covered? Lumberjack serves nine counties. Consider the diversity of natural resources benefitting from the project. Is it one, two or a range?

Promotes a Higher Standard of Living & Improves Quality of Life. Does this project directly promote a higher standard of living and/or improve quality of life? Consider the economic impact and how the project affects disposable income, wages, job creation. Consider the health benefits. Does the project lead to better air or water quality, a cleaner environment? Does the project enhance accessibility to resources that lead to healthier living?

Fosters Partnerships Between Public & Private Sectors. Consider the number and diversity of the partnerships involved in this project. Do the partners represent a good cross section of public/private entities? Consider all partners, whether they are contributing monetarily or not. (Example: A school/classroom is involved in the project but they cannot committ with a Letter of Support. This would not qualify at cash match, but would qualify as fostering partnerships.)

Council Members: Use this space to jot down comments or specific questions you have after reading the project proposal. You'll have an opportunity to question the applicant at the October Council meeting.



Lumberjack Grant Application

PROJECT TITLE: City of Antigo Buckthorn Removal with Goats

Submitted by (name):	Sarah Repp
Organization:	City of Antigo
Address:	700 Edison Street; Antigo, WI 54409
Phone:	715.623.3633 x-131
Email:	srepp@antigo-city.org
Counties:	Langlade

Mission Statement: *Lumberjack Resource Conservation & Development Council, Inc., a multi-county, nonprofit in Northeastern WI, strives to enhance area natural resources, promote a higher standard of living and improve the quality of life for area citizens by fostering partnerships between public and private sectors and strategically investing in area natural resources.*

SUMMARY: Review the Lumberjack Mission Statement above. How does your project align with Lumberjack's mission? Be specific. The more alignment points, the better your project is viewed. **Emphasis will be placed on projects that show sustainability.**

Answer:

We would like to be good stewards of the land we manage as well as be good neighbors to adjacent property owners by removing and maintaining removal of a large stand of invasive buckthorn, which has a negative impact on our local natural resources and wooded areas. The buckthorn chokes out the native plants and creates an undesirable understory.

We have worked with private contractors, Langlade County, and City staff on mechanized removal of sections of the stand of invasive buckthorn south of Elmwood Cemetery. We would like to partner with Lumberjack to improve the location by removing non-native invasives and restore with native trees and plantings.

We would like to partner with a farm that works in the area and brings goats to locations to control invasive plants. This option will work in tandem with mechanized removal, while also providing educational experiences for the public. Goats are also a sustainable method of removal.

Additionally, the project will assist with site preparation as we work to restore the site, plant trees, and create a desirable green space adjacent to the cemetery, and enhance our natural resources and outdoor recreational opportunities such as walking, which improves the quality of life for our local residents and visitors to the community. Trees will be planting with enough spacing to allow for mowing, which will keep the buckthorn from becoming reestablished once removed.

Sustainability will be achieved by mowing, utilization of a brush hog, and goats. City staff will be responsible for monitoring the site during all operations, and stages of the project, and into the future.

OBJECTIVES: What problems, concerns or opportunities will this project address? You will be asked to show how your objectives were met when you present your follow-up presentation to the Council.

Answer:

We currently have a large stand of invasive buckthorn; approximately 55 acres and south of Elmwood Cemetery. Adjacent neighboring properties have expressed concerns regarding the growth, and the City of Antigo has worked to clear the buckthorn with the use of mechanized equipment through contracted labor, cooperation with Langlade County, and in-house equipment and staff. Due to the proximity to the wells, we are unable to chemically treat this area, and due to the size of the stand hand removal is not a desirable option.

Approximately 11 acres of the project area are well suited for vegetation removal using goats. We propose to utilize goats to treat this portion of the property, while the remaining acreage will continue to be maintained through mechanized removal methods. We are requesting assistance through a Lumberjack Grant to support the use of goats for vegetation management on the approximately 11-acre area.

Staff saw a news article where goats were used successfully in the Wausau area to clear a stand of buckthorn, and we were able to reach-out to the contact, and they thought a portion of our site would be a good candidate as well as a great educational opportunity for the public while also being a natural method of removal that will work in conjunction with our mechanized removal operations.

<https://www.wsaw.com/2026/06/30/goats-return-wausau-help-fight-invasive-plants/>

FORMULATION & EVALUATION: Why is this project the best way to address the issues described above? How will the outcome be evaluated? Be specific – outcomes that can be measured are viewed more favorably. **Emphasis will be placed on projects that show sustainability.**

Answer:

Being able to remove the buckthorn with goats would be the most sustainable method. The project purpose is designed for the positive long-term impact not only on maintenance costs but a self-sustaining native ecosystem that naturally resists the buckthorn.

The goats will be able to target an 11-acre area, that once cleared, will expose stumps from timber harvests completed 2004-2018. Once staff can identify the locations of the stumps we can remove the stumps, and clean up the area for a natural space, which can be used for future tree plantings and natural trails.

To keep the buckthorn from returning we will mow, brush hog, and use goats.

We will be able to evaluate the outcome based on the buckthorn that is removed from the area where the goats are located.

ASSISTANCE NEEDED: Why is assistance needed from Lumberjack? Who within your organization will run the project? Describe the assistance you are receiving from other partners. Include Letters of Support as outlined in Lumberjack's Granting Policy.

Answer:

Assistance from Lumberjack is requested because the rates for usage of the goats are approximately \$1,000 per acre.

We currently have \$16,412 budgeted in our CIP to clear and plant the area south of Elmwood Cemetery, so additional assistance towards the overall project goal will help us work toward project completion.

The project will be managed by the Park, Recreation and Cemetery Department Director. Currently assistance is provided by the City of Antigo Public Works Department when larger equipment is needed.

PROJECT OUTLINE & TIMETABLE: List the project steps and expected completion dates. Could there be any possible roadblocks? If so, list them here.

Answer:

Project Steps:

- Establish contract with farm.
 - Work with goat-grazing service to establish timeline, and needs for goats south of Elmwood Cemetery to clear buckthorn in identified area in 2027.
 - Once area has been cleared, coordination will occur with city staff to remove stumps.
 - Fall of 2027: Apply for a DNR Urban Forestry Grant to fund native tree plantings with wide spacing for easy mowing and maintenance, which will prevent the buckthorn from reestablishing.
 - Ongoing (Maintenance): Perform routine upkeep to prevent the buckthorn from returning (i.e. mow, brush hog, and use goats).
- Possible roadblocks would be funding. If the DNR Urban Forestry Grant is not awarded, final tree planting and restoration may be delayed.

BUDGET: Complete the attached Budget Form. Remember the 25% match requirement and the 10% cash requirement (see policy item #8). List each match donor in the 'Match' column and submit a corresponding Letter of Support with specific value of in-kind/services or cash for the project. Note: This form is available in excel online at: <https://lumberjackrcd.org/projects>



LUMBERJACK BUDGET FORM

Project Name: City of Antigo
Buckthorn Removal with Goats



Starting Project Date
1/1/2027(Year)

Ending Project Date **1**
12/31/2027(Year)

Income (SPECIFY)		Cash	Match (Cash & In-Kind) 2,3	Total
LOS ✓	YOUR Request of Lumberjack RC&D	\$ 10,000.00		\$ 10,000.00
☒	City CIP Funds (see City Resolution)		\$ 2,500.00	\$ 2,500.00
☐			\$ -	\$ -
☐			\$ -	\$ -
☐			\$ -	\$ -
☐			\$ -	\$ -
☐			\$ -	\$ -
☐			\$ -	\$ -
☐			\$ -	\$ -
Total Income		\$ 10,000.00	\$ 2,500.00	\$ 12,500.00

Percent of Match=Match Total/Lumberjack Request 25%



LJ Percent of Total = YOUR LJ Request/Total Expenses 80%

Remember: If it appears here
you need a matching support letter

General Expenses (SPECIFY & include Match expenses)			
	Goats	\$ 12,500.00	
		\$ -	
		\$ -	
		\$ -	
		\$ -	
		\$ -	
		\$ -	
		\$ -	
		\$ -	
Total Expenses		\$ 12,500.00	
NET 4		\$ -	

- 1 Lumberjack Project funds are available for one year from the date of the approval notice
- 2 Match Value must equal at least 25% of the Lumberjack Request and 10% of the request must be in cash
Volunteer Services=\$15/hour & Professional Services=current hourly wage
- 3 A Letter of Support is required for all match partners listed above & must include a description & match value
- 4 Explain a **NET** balance other than Zero (\$0.00) in the box below:

Origin: Park, Cemetery, and Recreation Commission

August 12, 2006

Resolution No. 55-26

Whereas, the applicant, City of Antigo Common Council of the City of Antigo is interested in eliminating invasive species on City owned property; and,

Whereas, there is a large stand of buckthorn south of Elmwood Cemetery; and,

Whereas, Lumberjack has a grant opportunity available that would allow for the removal of the buckthorn through the use of goats; and,

Whereas, the applicant, City of Antigo, has budgeted a sum sufficient to complete the proposed project in 2027 as outlined in the grant application; and,

Now, Therefore, Be It Resolved, by The Common Council, City of Antigo, the Park, Recreation and Cemetery Director, of the Park, Recreation, and Cemetery Department is authorized to act on behalf of the City of Antigo to:

- Submit a Lumberjack Grant application for any financial aid that may be available;
- Submit reimbursement claims along with necessary supporting documentations of project per the requirements of the grant;
- Submit signed documents; and
- Take necessary action to undertake, direct and complete the approve project.



Mayor

Attest:

Kay M Matulesek
Clerk – Treasurer

8/12/2026 Approved by Council

MEETING MINUTES

Committee: Water & Land Use Planning & Land Conservation Solid Waste Committees
Date: Tuesday, August 11, 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:

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	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Code Administrator	
Katie Bahr-Bender	Land Conservationist	
Sarah Repp	City of Antigo- Director of Park, Recreation, & Cemetery	
Steve Maier	County Board Chairman	
Mary King	Assistant Code Administrator	
Becky Rank	Deputy County Clerk/Recording Secretary	
Several Members of the Public		

3. The Committee recited the Pledge of Allegiance:

4. Approve previous meeting minutes: Motion by Disterhaft, second by Nelson, to approve the previous meeting minutes of July 14, 2026. All ayes, motion carried.

5. Sanitary Maintenance Informational Session

Public comments limited to (3) minutes per signed-in speaker

Zoning Administrator Arrowood presented the Committee and citizens in attendance with a PowerPoint presentation regarding the Sanitary Maintenance Special Charge. Arrowood addressed four key questions that have been received by the Land Records Department.

- **Why regulate human waste?** Arrowood addressed the timeline from when the Minimum Pumping Code was created in 1913 to the creation of the "new" code implementing maintenance requirements in 2000.
- **Why regulate maintenance?** Wisconsin first required state sanitary permits in 1965. Langlade County began issuing sanitary permits in 1968. In 1972, Wisconsin required uniform, state-applied standards. By 1990, sanitary systems were failing, and in 2000, the "new" code was implemented, with maintenance requirements. In 2017, Counties were required to maintain a completed sanitary system inventory. In 2019, Counties were required to ensure inspection and pumping of sanitary systems.
- **How did this suddenly result in the need to charge a fee?** The Land Records and Regulations Department used a custom-built program to enter and maintain sanitary system inventory and

pumping records. That program was installed and used from 1985 through 2025, but the associated software and hardware eventually became obsolete. A new software and hardware system was purchased; however, the system was oversold and underperformed. The Department has continued to experience issues with speed, data integration, and basic functionality. The workload was further increased because the Town of Elcho Sanitary District was not a delegated authority, leaving the County responsible for immediately addressing the State's directive. As a result, the Land Records Department reviewed more than 3,000 permits and entered approximately 1,700 pumping events.

- **What is the fee, and how does it work?** Arrowood explained that the proposed fee is intended to cover the cost of the sanitary maintenance program. The total program cost is \$113,572.33, with 8,278 active sanitary systems. The Land Records Department divided the total program cost by the number of active systems, resulting in an anticipated charge of approximately \$13.72 per system. Arrowood emphasized that the fee is not intended to be a “cash grab,” but rather a last resort to provide the resources necessary to maintain the sanitary maintenance program, protect public health and the environment, safeguard drinking water, and help ensure residents can continue to safely enjoy the county's lakes.

The Committee heard and acknowledged comments from the following citizens: Niel Schueller, Town of Summit; Trini Cuellar, Town of Ackley; Jamie Musolff, Town of Rolling; and Joy Pecha, Town of Antigo.

6. Public Hearings:

- **3:45 P.M. Petition for Zoning Amendment #000042 by Gage Tatro & Alyssa Theilman, 1041 3rd Ave., Antigo, WI 54409 Applicant, FROM: Forestry w/Farmland Preservation TO: Agricultural, Forest, Residential (AFR) Land as being approx. 3 acres for a single-family residence. Pt. SE NW Sec 8 T31N R10E EXC PCL CONV DOC#234426 & EXC CSM V16 P36 (Parcel # 002-0701.001), Town of Ackley. See below.**
- **4:00 P.M. Petition for Zoning Amendment #000043 by Richard Veriha, N4608 Price Polar Rd., Bryant, WI 54418 Applicant, FROM: A-2 TO: Agricultural, Forest, Residential (AFR) Land as being approx. 2 acres for a new residence. Pt. SE SE & NE SE SEC3 T31N R12E COMM @ E1/4 CORNER OF SEC3 TH S 02° 38' 18" W ALG E LN OF SD 40 1180.03' TO POB TH CONT 02° 38' 18" W 707.18', TH S 89° 31' 01" W 1319.86' TO W LN OF SD 40, THN N 02° 36' 50" E ALG W LN 710.31', TH N 89° 39' 12" E 1320 TO POB. CONTAINING 21.446 AC BEING PLCS 4 & 5 OF MAP #20303. (Parcel # 022-0048.005), Town of Polar. See below.**
- **4:15 P.M. Petition for Zoning Amendment #000044 by Richard & Cinda Theilman, N5574 Koshick Rd., Deerbrook, WI 54424 Applicant, FROM: A-1 TO: Agricultural, Forest, Residential (AFR) Land as being approx. 1.09 acres for a new residence. Pt. SE NW SEC 25 T32N R10E BEING LOT 1 CSM V5 P142 (Parcel # 020-0392.001), Town of Peck. See below.**

- 7. Discuss & approve City of Antigo Lumberjack Resource Conservation and Development Council grant application:** City of Antigo- Director of Park, Recreation, & Cemetery Repp presented the Committee with a Lumberjack Grant Proposal. Currently, there is a large stand of invasive buckthorn, approximately 55 acres south of Elmwood Cemetery. Adjacent neighboring properties have expressed concerns regarding the growth, and the City of Antigo has worked to clear the buckthorn with the use of mechanized equipment through contracted labor, cooperation with Langlade County, and in-house equipment and staff. Due to the proximity to the wells, the City of Antigo is unable to chemically treat this area, and due to the size of the stand, hand removal is not a desirable option. The City of Antigo would like to partner with a farm that works in the area and brings goats to locations to control invasive plants. This option will work in tandem with mechanized removal, while also providing educational experiences for the public. Additionally, the project will assist with site preparation as we work to restore the site, plant trees, and create a desirable green space adjacent to the cemetery. Repp reported the City of Antigo is applying for the Lumberjack Resource Conservation and Development Council Grant. The City has budgeted \$16,412 toward the project, with grant funding requested to cover the remaining costs. The estimated cost is approximately \$1,000 per acre. The City plans to complete the work section by section. The Committee requested that Repp provide an update following completion of the project. Information only.

- 8. Discussion/Action of proposed position description changes:** Zoning Administrator Arrowood presented the Committee with a 2027 Land Records & Regulations Staffing Proposal, including three job descriptions: GIS Coordinator, Land Use Technician, and Land Use Specialist. Arrowood stated that the three positions are routinely performing duties outside their current job descriptions and above their assigned pay grades. Arrowood proposed converting the positions as follows:

- GIS Technician to GIS Coordinator
- Code Administrator to Land Use Technician – Zoning (title change only)
- Assistant Code Administrator to Land Use Technician – Sanitary
- Administrative Assistant to Land Use Specialist

Arrowood presented the Committee with the proposed conversion options and the potential impact, if any, to the tax levy. Discussion was held regarding the proposals. Motion by Baumgartner, second by Disterhaft, to approve the conversion of the job descriptions and forward the proposal to the Personnel Committee. All ayes, motion carried.

9. Department Updates:

- a. Land Conservation:** Land Conservationist Bahr-Bender presented the Committee with the 2027 Wisconsin Deer Donation Form. Bahr-Bender stated that the program is administered through USDA-APHIS-WS. Chairman Haatvedt stated that there is a conflict of interest with signing contracts for the program because Arrowood's Wildside participates in the program and receives financial benefit. Haatvedt stated that the work is bid out to all vendors; however, Arrowood's Wildside is currently the only vendor that has accepted the work. Haatvedt stated that the Finance Director has agreed to serve as the signer for the program due to the conflict of interest. Motion by Baumgartner, second by Nelson, to approve participation in the APHIS Wildlife Damage Program and Wisconsin Deer Donation Program, with the Finance Director responsible for APHIS expenditures and disbursements. All ayes, motion carried.

Bahr-Bender presented the Committee with a written Land Conservation Department Report. Bahr-Bender provided updates on Education and Outreach, program coordination, monitoring, implementation, and enforcement. Bahr-Bender reported that 53 Nutrient Management Plans have been completed, with 67 of 91 initial Conservation Compliance Reviews completed. Bahr-Bender also reported that 50 FPA renewals have been completed and submitted, with 18 agreements currently in progress. Two structural projects are in the planning stage. Bahr-Bender stated that Hazardous Waste Clean Sweep will be held on August 28 from 8:00 a.m. to 11:00 a.m. at the Fairgrounds. Additional information regarding the program is available on the County website.

- b. Director's Report:** Zoning Administrator Arrowood presented the Committee with a written Director's Report. Arrowood reported that the department has received two complaints. The first was a Junk Ordinance complaint in the Town of Neva. Arrowood stated he is awaiting a response from the Town regarding how to proceed. The second complaint involved a reported major renovation. A staffing review and inspection are pending. Arrowood provided department highlights, including work on the 2027 departmental budget. Arrowood stated that the 2026 budget is currently on target. Arrowood reported that permit season remains in full swing, with the department experiencing significant activity. Arrowood presented permit statistics comparing August 2024, August 2025, and August 2026, along with a financial overview.

- 10. Schedule next meeting:** September 8, 2026 at 2:30 p.m. in the County Board Room

- 11. Adjourn meeting:** Motion by Disterhaft to adjourn the meeting at 5:53 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, August 11, 2026
Time: 3:45 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: PZA-000042

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	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Katie Bahr-Bender	Land Conservationist	
Mary King	Assistant Code Administrator	
Steve Maier	County Board Chairman	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Gage Tatro and Alyssa Theilman	Applicants	
Other Citizens in Attendance		

3. 3:45 P.M. Petition for Zoning Amendment #000042 by Gage Tatro & Alyssa Theilman, 1041 3rd Ave., Antigo, WI 54409, Applicant, FROM: **Forestry w/Farmland Preservation** TO: Agricultural, Forest, Residential (**AFR**) Land as being approx. 3 acres for a single-family residence. Pt. SE NW Sec 8 T31N R10E EXC PCL CONV DOC# 234426 & EXC CSM V16 P36 (Parcel # 002-0701.001), Town of Ackley.
4. Bahr-Bender stated the petition was filed in the Land Records Department on June 10, 2026. Notice for the public hearing was published in the Antigo Daily Journal on July 29, 2026, and August 8, 2026, in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Town of Ackley Chairman, the Town of Ackley Clerk, and those persons owning property within 300 feet of the described parcel.
5. Bahr-Bender read correspondence from the Town of Ackley Board. At the 06/09/2026 town meeting, the Town approved the rezone with 3 ayes, 0 nays, with no concerns listed.
6. Bahr-Bender presented the Committee with the Findings of Fact: The parcel is located on Rangeline Road, west of Popple Road. Bahr-Bender stated this is a 31.364-acre parcel. The applicant would like to rezone approximately 3 acres of a 31.364-acre parcel to AFR (Agriculture/Forestry/Residential) for residential use. Bahr-Bender stated the applicants would like to build a single-family residence. Existing use is agricultural and wooded; proposed use is AFR. Surrounding zoning: north, A-2 with Farmland Preservation, wetlands, being used as agriculture and wooded; east, Forestry with Farmland Preservation with floodplain and wetlands, being used as wooded and rural residential; south, A-1 with Floodplain and wetland, being used as wooded and agricultural; west, Forestry with Farmland Preservation with wetlands, being used as wooded and rural

residential. Soil type is MoB (Milladore Silt Loam with 0-4% slope). Soil for sanitary purposes is severe, with wetness. The property is located on a Class C roadway (town road). Power: no concerns, small-scale residential. Sanitary: soil test on file, indicates holding tank. Well: no concerns, small-scale residential. No other relevant facts were listed.

7. Arrowood: This request is for a minimal rezoning and is within the Farmland Preservation Plan and conforms to the County's Comprehensive Plan; no concerns indicated.
8. There being no further questions for Bahr-Bender, Chairman Haatvedt called the applicant forward and administered the oath. The applicants stated their names as Gage Tatro and Alyssa Theilman.
 - a. Chairman Haatvedt: Please tell us what you would like to do?
 - b. Tatro: Build a house and hopefully live there my whole life and continue to farm the rest. That is why we only wanted to do the 3 acres and to farm the remaining.
9. There being no further questions for the applicant.
10. Chairman called for any testimony in favor of the petition: Being none.
11. Chairman called for any testimony in opposition to the petition: Being none.
12. Chairman called for any testimony for informational purposes: Being none.

Motion by Baumgartner, second by Nelson, to close the public hearing for Zoning Amendment #000042, Parcel #002-0701.001 at 3:53 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:** *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:** *No testimony.*
4. **The development will not cause unreasonable air or water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas:** *No testimony to the contrary.*
5. **Potential conflict with remaining agricultural land and uses in the area:** *Limiting to 3 acres out of the 31.364 acres.*
6. **Need for the proposed development in the location specified:** *It makes the most sense, best location based off the floodplain.*
7. **Availability of alternative locations:** *No.*
8. **Productivity of the agricultural lands that are involved or affected:** *They are minimizing it to 3 acres.*
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:** *Meets the overall goal and still falls within the plan.*
11. **The rezoning is consistent with any applicable Comprehensive Plan:** *Yes, it falls within the plan.*
12. **The rezoning is substantially consistent with the county-certified farmland preservation plan:** *They are minimizing the amount of land taken and it is consistent with the Farmland Preservation Plan.*
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:** *No, the owner intended to farm the remaining land.*

DECISION: Motion by Disterhaft, second by Stegall, to approve Petition for Zoning Amendment #000042 to be rezoned from Forestry w/Farmland Preservation to AFR. Roll call vote: Nelson, aye; Baumgartner, aye; Disterhaft, aye; Stegall, aye; Haatvedt, aye. All ayes; motion carried.

Chairman Haatvedt stated this will be placed on the August County Board Agenda, Consent Agenda.
The hearing was adjourned at 3:58 p.m.

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

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, August 11, 2026
Time: 4:00 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: PZA-000043

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

1. Hearing called to order at 4:00 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	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Katie Bahr-Bender	Land Conservationist	
Mary King	Assistant Code Administrator	
Steve Maier	County Board Chairman	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Richard Veriha	Applicant	
Other Citizens in Attendance		

3. 4:00 P.M. Petition for Zoning Amendment #000043 by Richard Veriha, N4608 Price Polar Rd., Bryant, WI 54418, Applicant, FROM: **A-2** TO: Agricultural, Forest, Residential (**AFR**) Land as being approx. 2 acres for a new residence. Pt. SE SE & NE SE SEC3 T31N R12E COMM@ E1/4 CORNER OF SEC3 TH S 02° 38' 18" W ALG E LN OF SD 40 1180.03' TO POB TH CONT 02° 38' 18" W 707.18', TH S 89° 31' 01" W 1319.86' TO W LN OF SD 40, THN N 02° 36' 50" E ALG W LN 710.31', TH N 89° 39' 12" E 1320 TO POB. CONTAINING 21.446 AC BEING PLCS 4 & 5 OF MAP #20303 (Parcel # 022-0048.005), Town of Polar.
4. Bahr-Bender stated the petition was filed in the Land Records Department on June 29, 2026. Notice for the public hearing was published in the Antigo Daily Journal on July 29, 2026, and August 3, 2026, in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Town of Polar Chairman, the Town of Polar Clerk, and those persons owning property within 300 feet of the described parcel.
5. Bahr-Bender read correspondence from the Town of Polar Board. At the June 18, 2026, town meeting, the Town approved the rezone with 3 ayes, 0 nays, with no concerns listed.
6. Bahr-Bender presented the Committee with the Findings of Fact: The parcel is located on Price Polar Road, north of Oak Road. Bahr-Bender stated this is a 20.912-acre parcel. The applicant would like to rezone approximately 2 acres of a 20.912-acre parcel to AFR (Agriculture/Forestry/Residential) for residential use. Bahr-Bender stated the applicants would like to build a new residence. Existing use is agricultural, wooded, and rural residential. Surrounding zones: north, AFR, being used as rural residential; east, A-2 with Farmland Preservation, being used as wooded and rural residential; south, A-2, being used as agricultural and rural

residential; west, A-2 and A-2 with Farmland Preservation, being used as wooded. Soil type is KnC (Kennan Loam 6 to 15% slopes) and KWD (Keeweenaw Sandy Loam 15-45% slopes). Soil for sanitary purposes is moderate with slopes and large stones. The property is located on a Class C roadway (town road). Power: no concern, small-scale residential. Sanitary: soil test on file, indicates conventional septic. The property is in the process of being split in half, kind of like a hot dog style. It will be reduced down to 10 acres.

7. Arrowood: In this instance, the land is denominator rezone. Meaning the total acreage of land currently identified for farmland preservation but not yet zoned for farmland preservation, used as the baseline for evaluating potential town-level impacts. In this case, 2,848 acres are available for potential rezoning. An 80% threshold is applied to assess the significance of potential changes, including land that may be zoned into or planned out of farmland preservation. Meaning the more land the applicant rezones, the better for the County's Farmland Preservation Plan. Arrowood stated the rezone conforms to the County's Comprehensive Plan with no concerns indicated.
8. There being no further questions for Bahr-Bender, Chairman Haatvedt called the applicant forward and administered the oath. The applicant stated his name as Richard Veriha.
 - a. Chairman Haatvedt: Please tell us what you would like to do?
 - b. Veriha: We built the property in 2015 and went a little bigger than we should have at that time. We have a son graduating next year and going off to college, and our daughter two years from then. We would like to downsize it, looking at it long term and subdivide the property. With the subdivision, we did keep in mind the agricultural field.
 - c. Chairman Haatvedt: If the applicant were to amend the request to rezone, let's say 10 acres instead of 2. How would that work?
 - d. Arrowood: The more he wants to rezone, the better it is for the County.
 - e. Chairman Haatvedt: Then we will ask the applicant, would you like to rezone more than the 2 acres to AFR?
 - f. Veriha: I am indifferent and good with anything.
 - g. Chairman Haatvedt: If it benefits us and does not harm you, and you are willing?
 - h. Veriha: My only concern will this hang up my moving forward with things.
 - i. Bahr-Bender: No, the Committee has authority to modify any proposal.
 - j. Chairman Haatvedt: Do you have any other information for us?
 - k. Veriha: It will be a slab on grade, so there are no foundation concerns. There are no other concerns with the neighbors' properties, no erosion concerns.
 - l. Nelson: Are you landlocked in there?
 - m. Veriha: No, I will be coming off Price Polar Road. I own the whole section all the way back.
 - n. Bahr-Bender: The area that is the darkly shaded rectangle is the section that was originally proposed for the zoning change, not where the new property line will be.
 - o. Chairman Haatvedt: You are going to have it surveyed then?
 - p. Veriha: It is already done.
 - q. Baumgartner: Approximately 10 acres then?
 - r. Veriha: It is 12 and 8. There will be 8 acres of the original property and 12 in the new split.
9. There being no further questions for the applicant.
10. Chairman called for any testimony in favor of the petition: Being none.
11. Chairman called for any testimony in opposition to the petition: Being none.
12. Chairman called for any testimony for informational purposes: Being none.

Motion by Baumgartner, second by Stegall, to close the public hearing for Zoning Amendment #000043, Parcel #022-0048.005 4:10 p.m. All ayes; motion carried.

After careful consideration of all factors:

REZONING FROM ONE ZONING DISTRICT TO ANOTHER:

SECTION 17.66(15) DECISIONS ON PETITIONS FOR **REZONING OF ONE ZONING DISTRICT TO ANOTHER ZONING DISTRICT** ALLOWED BY THIS CHAPTER SHALL CONSIDER THE FOLLOWING:

1. **Existing zoning and use of the lands:** *Yes.*
2. **Proposed zoning and uses of the lands:** *Yes.*
3. **Need for the proposed uses:** *Yes.*
4. **Availability of adequate public facilities to serve the proposed land use change:** *The town approved.*
5. **Reasonableness of the burdens on local government to provide needed services:** *No testimony given.*
6. **Suitability of the proposed uses to the existing uses adjacent thereto:** *Nothing to the contrary presented.*
7. **Relationship of the proposed uses to the existing uses adjacent thereto:** *Nothing presented that says otherwise.*
8. **Relationship of the zoning amendment to Ch. 15 of this Code of Ordinances:** *Does not appear to; soil test approved.*
9. **Relationship of the zoning amendment to Ch. 18 of this Code of Ordinances:** *Still a single parcel but in two lots.*

DECISION: Motion by Baumgartner, second by Nelson, to approve Petition for Zoning Amendment #000043 to be moved from A-2 to AFR. Roll call vote: Nelson, aye; Baumgartner, aye; Disterhaft, aye; Stegall, aye; Haatvedt, aye. All ayes, motion carried.

Chairman Haatvedt stated this will be placed on the August County Board Agenda, Consent Agenda.
The hearing was adjourned at 4:15 p.m.

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

PUBLIC HEARING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, August 11, 2026
Time: 4:15 PM
Location: County Board Room, Safety Building, 840 Clermont Street, Antigo, WI

Zoning Amendment Application Number: PZA-000044

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

1. Hearing called to order at 4:17 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	Present
Non-Committee Members Present		
Name	Interest	
Chris Arrowood	Zoning Administrator	
Jordan Bahr-Bender	Assistant Zoning Administrator	
Katie Bahr-Bender	Land Conservationist	
Mary King	Assistant Code Administrator	
Steve Maier	County Board Chairman	
Becky Rank	Deputy County Clerk/ Recording Secretary	
Rick & Cindy Theilman	Applicants	
Other Citizens in Attendance		

3. 4:15 P.M. Petition for Zoning Amendment #000044 by Richard & Cinda Theilman, N5574 Koshick Rd., Deerbrook, WI 54424 Applicant, FROM: **A-1** TO: Agricultural, Forest, Residential (**AFR**) land as being approx. 1.09 acres for a new residence. Pt. SE NW Sec 25 T32N R10E BEING LOT 1 CSM V5 P142 (Parcel # 020-0392.001), Town of Peck.
4. Bahr-Bender stated the petition was filed in the Land Records Department on July 1, 2026. Notice for the public hearing was published in the Antigo Daily Journal on July 29, 2026, and August 3, 2026, in accordance with the Langlade County Zoning Ordinance and the Open Meeting Law. It was also sent to the Town of Peck Chairman, the Town of Peck Clerk, and those persons owning property within 300 feet of the described parcel.
5. Bahr-Bender read correspondence from the Town of Peck Board. At the June 16, 2026, town meeting, the Town approved the rezone with 3 ayes, 0 nays, with no concerns listed.
6. Bahr-Bender presented the Committee with the Findings of Fact: The parcel is located on Koshick Road, south of County Road C. Bahr-Bender stated this is a 2.232-acre parcel. The applicant would like to rezone approximately 1.09 acres on the south side of the 2.232-acre parcel to AFR (Agriculture/Forestry/Residential) for residential use. Bahr-Bender stated the applicants would like to build a new residence. Existing use is rural residential with proposed use of rural residential. Surrounding zoning: north, A-1, being used as agriculture; east, A-1 with floodplain and wetlands, being used as agricultural and wooded; south, A-1 with floodplain and wetlands, being used as wooded; west, A-1, being used as agricultural. Soil type is Sc (Scott Lake Silt Loam). Soil for sanitary purposes is slight to moderate with wetness. The property is located on a Class C roadway

(town road). Power: no concern, small-scale residential. Sanitary: soil test is needed prior to land division. Well: no concerns, small-scale residential. No other relevant facts were listed.

7. Arrowood: This request is a minimal rezone and is within the Farmland Preservation Plan and conforms to the County's Comprehensive Plan; no concerns indicated.
8. There being no further questions for Bahr-Bender, Chairman Haatvedt called the applicant forward and administered the oath. The applicants stated their names as Rick & Cinda Theilman.
 - a. Chairman Haatvedt: Please tell us what you would like to do? It looks like this is your current residence.
 - b. Theilman: Yes.
 - c. Chairman Haatvedt: It looks like your intent is to take this 1.09 acres and build another structure and have your son live in the other structure.
 - d. Theilman: He wants the bigger house; that is fine with us. It is hard to maintain; he can have that. Cinda is going to be retiring in a couple of months, and we just want to have something close.
 - e. Chairman Haatvedt: At this time, the zoning request is to put the land into its current use.
9. There being no further questions for the applicant.
10. Chairman called for any testimony in favor of the petition: Being none.
11. Chairman called for any testimony in opposition to the petition: Being none.
12. Chairman called for any testimony for informational purposes: Being none.

Motion by Stegall, second by Disterhaft, to close the public hearing for Zoning Amendment #000044, Parcel #020-0392.001 at 4:22 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:** *Town-approved, already a structure there.*
2. **Provisions of these facilities and services will not be an unreasonable burden to local governments:** *No testimony to the contrary.*
3. **Land is suitable for development:** *Already a structure there.*
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:** *Does not appear to be.*
6. **Need for the proposed development in the location specified:** *It makes the most sense.*
7. **Availability of alternative locations:** *No.*
8. **Productivity of the agricultural lands that are involved or affected:** *This is a minimal rezone.*
9. **Whether the development, as proposed, is located to minimize the amount of agricultural land converted:** *It appears to be.*
10. **The land is better suited for a use not allowed in the Exclusive Agricultural District:** *It is better suited.*
11. **The rezoning is consistent with any applicable Comprehensive Plan:** *It meets the County's goals.*
12. **The rezoning is substantially consistent with the county-certified farmland preservation plan:** *Yes.*
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:** *No testimony that it will.*

DECISION: Motion by Disterhaft, second by Stegall, to approve Petition for Zoning Amendment #000044 to be rezoned from A-1 to AFR. Roll call vote: Nelson, aye; Baumgartner, aye; Disterhaft, aye; Stegall, aye; Haatvedt, aye. All ayes, motion carried.

Chairman Haatvedt stated this will be placed on the August County Board Agenda, Consent Agenda.
The hearing was adjourned at 4:35 p.m.

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