

**Land Use Committee
Meeting Minutes
August 12, 2025**

The meeting was called to order by Committee Chairman Koch at 9:00 a.m.

Members present for roll call were Owen DuCharme and Kate Krachey. Mary Kuhn and Chad Sime were absent. Members of the community were also present.

Motion by DuCharme, second by Krachey to approve July 8, 2025, minutes as mailed. Motion carried unanimously.

Property Lister Report, Gigi Collins: Collins informed the committee that it has been business as usual in the Property Listers office. The office has been hosting a lot of conveyances. There have been a lot of splits this year. Received a lot of tax bill split requests. Collins reported she submitted the ward file due in July to the state. Collins stated she has meetings with attorneys with life estate issues, been cleaning up deeds, property owner who said the township never deeded property, but it was in the minutes. Collins stated there has been a lot of traffic in the office, and people coming in paying their taxes with questions regarding lot lines.

Collins reported that she received a letter from the state stating they will no longer be able to review CSMs due to a staffing shortage. Collins added that the reviews will now be done by herself and Marks. Discussion of charges and timelines followed. Chairman Koch and the committee agreed that those charges should remain in place with the county collecting and retaining the charges of the work being completed.

Sime arrived at 9:08

Motion by Krachey, second by Koch to leave the ordinance as is. Motion carried unanimously. Sime abstained.

Collins continued onto the budget, stating she is keeping a flat budget. Collins added that maintenance on Transcendent went up 6%, mostly covered by the grant.

Troester asked if the grant has increased at all over the years, Collins reported the grant has gone down and is dependent on recording fees.

Dave/Brenda Foley: Motion by DuCharme, second by Sime to approve the CSM as presented contingent upon the reviewing agencies approval. Motion carried unanimously.

Kozelka family farms: Collins stated this parcel is on land contract. Collins suggests the surveyor needs to complete a satisfaction. Motion by Krachey, second by DuCharme to approve the CSM as presented contingent upon the reviewing agencies approval. Motion carried unanimously.

TJ/Danica Goodell and Vaughn/Nila Frye: Creating a new CSM from the parcel that Frye's thought they owned. Motion by DuCharme, second by Krachey to approve the CSM as presented contingent upon the reviewing agencies approval. Motion carried unanimously.

Joseph McCullick, Town of Seneca: CSM completed in the past regarding an encroaching into the Hwy right away. The town doesn't believe there is a road. Access to Hwy S is restricted. Both owners need to grant easements to County S. Splitting this parcel into two lots. Marks requested approval contingent on reviewing agencies and acquiring access to County Road S from the Hwy Department, K Kozelka. Collins will update the committee once she has heard from Kozelka. Motion by Krachey, second by Sime to approve the CSM as presented contingent upon getting access to County Road S and the reviewing agencies approval. Motion carried unanimously.

Motion by Krachey, second by DuCharme to approve the vouchers as presented. Motion carried unanimously.

Surveyor, Marks: asked the committee if editing the ordinance in regard to review fees, Marks suggested the committee raise fees, but don't specify what fees are for pertaining to county vs. state.

Motion by Sime, second by DuCharme to approve the vouchers as presented. Motion carried unanimously.

Sanitation and Zoning Technician report, Becky Nagel: Nagel reported she had 12 soil tests, 18 installs, 19 sanitary permits, and 1 shoreland zoning permit. Nagel added that field work has been busy.

Nagel informed the committee that the pumping reports have started to come in, the cut off is August 31. Nagel continued stating they are still working on the Indian Isle issue. Nagel added she is waiting to see what the state suggests. Nagel reported she and Dave and Sawyer attended a zoom meeting with the DNR regarding maps of the Kickapoo river. Discussion of revisions were discussed. The public meeting has been postponed for now. Once plans are finalized, we have 6 months to revise our flood plain ordinance.

Nagel stated the shoreland ordinance revision must be update to match the model ordinance. Nagel is unsure of when the DNR will want the ordinance updated. Nagel asked, 'What does the committee need from us?' Koch asked for a presentation at the next committee meeting; changes, challenges, and send it back out again.

Koch asked Roberts how things are going and asked about the 3-year cycle of POWTS compliance. A notice was sent out in Jan/Feb. The office is reviewing all inventoried systems with no information, issues such as can't find drain fields, no chain and locks, and non-compliance. Nagel added that the office is not mailing reminder letters this year. At the end of August late fees will go out.

Koch shared an article and updated the committee on solar energy. Koch discussed farming, grazing, solar, added that he talked to Senator Marklein's office that would regulate new transmission lines, has no companions in senate bill.

Public Comment: Forest Jahnke did some research that he shared with the committee on solar energy. Stating that Crawford County Stewardship has priorities on these issues. Jahnke stated a second section of the issue is what other counties have on this issue. A couple of lawsuits, one ruled against the county – Marathon County had two townships who were sued. Janke continued by stating ordinances are restrictive, that most are to protect health and safety. A few are trying to attract this process. Crawford Stewardship Project supports generating renewable energy, once it gets to a certain scale, we want to look at impact.

Ellen shared Crawford Stewardship Project newsletter.

Motion by Krachey, second by DuCharme, to adjourn the meeting at 9:45.

Respectfully Submitted,



Amy Opprieht
Administrative Assistant