



MEETING MINUTES

Committee: Water & Land Use Planning
Date: Tuesday, June 27, 2017
Time: 3:30 PM
Location: Wolf River Room, Resource Center, 837 Clermont Street, Antigo, WI

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

1. Meeting called to order at 3:30 P.M.
2. Roll call was conducted.

Water & Land Use Planning Committee		
Name	Role	Status
Ron Nye	Chair	Present
Don Scupien	Vice Chair	Present
Julie Webb	Secretary	Present
Duff Leaver	Member	Present
Dick Schuh	Member	Present
Non- Committee Members Present		
Name	Interest	
Duane O. Haakenson	LRR Department Director	
Dale Stillman		

3. The Committee recited the Pledge of Allegiance.
4. Approval of previous meeting minutes. Motion by Scupien, Second by Leaver to approve the meeting minutes for the May 23, 2017 meeting. All Ayes, 0 Nays. Motion carried.
5. A request was made for public comment on agenda items and the consideration of items to be added to future agendas. None
6. Public Hearing 1 3:30 Petition for Zoning Amendment #987 by Roger & Jamie Musolff, applicants, W9965 Cty D, Antigo, WI 54409, Nathan Musolff, agent FROM: A-2 w/FP TO AFR Land as being pt of NE NE Sec 15, T30N R11E being W 10 acres thereof, and being an approximate 2 acre piece as described on site map (Parcel 026-0236.001) Town of Rolling. See public hearing minutes.
7. Public Hearing 2 4:00 Petition for Zoning Amendment #988 by David & Peggy Kieper, applicants, 3352 Langdon Street, Green Bay WI 54311, Jim Kielcheski , agent , Tim Rusch, agent FROM: FORESTRY w/FP TO: AFR Land as being pt of Govt Lot 4, Sec 26, T32N, R14E, and being a 1 acre building site as described on site map (Parcel 034-0939.008) Town of Wolf River. See public hearing minutes

Meeting Minutes (Continued)

8. The following Non-Routine Business items were reviewed:
- a. Discuss POWTS and Zoning Ordinance Revisions: Recreational Vehicles in Langlade County guide sheet was given to members prior to meeting to review and prepare for discussion. “What are the complaints?” “Who are we regulating?” “What are we regulating?” “Where are we regulating?” “When are we regulating?” “How are we regulating?”
 1. Haakenson: I think the “where” and the “how” are the most important we need to decide at least from my department standpoint. In my opinion, going to the Towns’ Association meeting under the “where”, countywide would never fly. From a department head standpoint, the only way I could function with these changes would be limit to the smaller lots and residential zoning areas of the county. That would mean in the unzoned townships it would not affect them. If you want it countywide you need to let me know tonight so we keep going in the right direction. However, if you do go countywide I will caution you that with the current issues we are dealing with the budget, I do not have the staff available to handle anything like this countywide.
 2. Nye: At the Towns’ Association meeting last week this was discussed. Robin Stowe was there and he did touch on this. First comment that came up was they thought it was a dead issue. When we explained what and why it is being done, next thing came up from a township further north, was what about all the campers on a lot, couldn’t they hire a “honey wagon” to come in and pump them out. The only other comment I got from the Towns Association members was will you keep the towns informed with what’s going on. I told them yes.
 3. Haakenson: The reason that was said, is because last year when I went before them and said I wouldn’t change the zoning ordinance. I said to them in March that we were looking at changing the POWTS Ordinance. I did not get a negative reaction at that time. Not all the towns were there so there may have been different one here this time then the last time. I did tell them I would give them greater than a 30 day notice. They would have one or two opportunities at the town level to discuss it before we would go ahead with anything. When you put all the factors together it is in the areas of high density. It isn’t on the hunting 40’s etc. You have to look at the health concerns when you have raw sewage on the ground in a more dense situation it is more of a health concern then on a 40.
 4. Nye: I brought this up at one of our town hearings and our assessor said they would be happy to let us know when they are out assessing and see something.
 5. Haakenson: I can tell you from experience there are some who are proactive and others who don’t want to be involved at all.

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6. Leaver: When we initially started talking about this I thought we would just require people who were in violation of the 30 days. The last meeting we were talking about the 2 acres and any amount of time you would have to have a septic system.

7. Haakenson: The only reason we are getting away from that time from an enforcement standpoint is it is harder to regulate. They use the timeframe against you. If it's just required regardless you take the question out of the equation.

8. Leaver: It just seems unrealistic to me to tell someone you have a 2 acre piece of property you cannot bring a camper on there unless you have a septic system. For someone who wants to bring it on a weekend. I understand the problem. How can you enforce it. But by telling them they have to put a septic in if it is there more than 30 days then you have a little more teeth.

9. Haakenson: Say we get them to put a septic system in, that doesn't mean they will use it properly. They typically are not directly hooked up to it.

10. Nye: If they get a septic system, do they get a notice is has to be pumped every 3 years?

11. Haakenson: Yes

12. Haakenson: The other issue is, are we going to regulate tent campers.

13. Webb: Generally campers don't stay longer than 30 days.

14. Leaver: I think it definitely needs more discussion.

15. Haakenson: Originally, I was on the fast track with this because I wanted to get this with the general zoning, but until we find out what is happening with the budget bill, which could change zoning altogether.

16. Webb: Do you think sending a letter to some of these people about the 30 day regulation, maybe some of them don't even know what the ordinance is. Maybe that would take care of some of the problem. Some people do have a system or portable potty that they have pumped.

17. Haakenson: That is something Robin brought up is the self contained units and we may get challenged if we go to court.

(discussion ended in order to begin Public Hearing #988)

18. Nye: To address Julie's question about the issue for emergency vehicles being blocked. If that's a town rule it lets the town take action and say no parking on town roads. Put it back to the town to take action.

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19. Haakenson: I don't know if that would be a popular decision, there may be a few towns. In terms of being consistent within the county it wouldn't work. Julie did mention sending out 30 day enforcement orders. We could in Mr. Stillman's area in Elcho, we could notice them and the ones in Wolf River in Julie's area. We could see what kind of results we get. I could send Chris out to do a check. The ones who have been sitting out there a long time we could take some of them initially. That would give us a better idea on how it would work. Also, Robin did say we could limit it to the residential zoning in lots in less than 2 acres. This does not impact a great share of county residents' property. It only addresses the areas that are congested and residential, and that is where we are having the problems and complaints. I doubt this will eliminate all the problems but it will make it better. Before you consider anything else, if you want us to try the 30 day enforcement letters, with Chris, I can do that.

20. Scupien: What are the consequences?

21. Haakenson: Whatever our standard fine is. Approximately in the \$300 to \$400 range.

22. Haakenson: How are we regulating? We talked about trying some enforcement letters in areas where we have had complaints and issues. When Mike was on the committee, he was advocating doing an annual permit. That would require a change to the zoning ordinance, and we told the towns we wouldn't do that. The argument behind it was, people saying they have to get a permit to put a permanent structure on a lot, the rv people should have to get a permit to put their rv on the lot. If may be Forest County where if the camper is there for more than a certain length of time they have to get a conditional use permit. Usually if people have to go through that hassle and pay that fee they will just move off. Again, that requires a change to the zoning ordinance. The sanitary permit would require a change to the POWTS ordinance. These are options available to us.

23. Dale Stillman: Talking about the 30 day enforcement letters. That was done numerous times in my area and they wound up in the trash can. When I bought my property and started working with Jeff McKinney and he sent letters and they moved one. They sold the property and now they have the 2 trailers I have been talking about. They have permanent structures with nice decks, one never moved since last spring. The other one did move it and brought it back. I don't know that the letters will amount to anything without enforcement. Who is going to enforce making them put in a septic. I say you have to hit them in the pocketbook to enforce anything. The 30 day time limit you have to hit, and the septic system will be a challenge. The letters you will need some meat with it and tell them how much it is going to cost.

24. Haakenson: You are not going to permanently remove these off peoples' property.

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25. Leaver: How hard would a 30 day permit be? We would have to do an ordinance change.
26. Haakenson: The majority of the towns did not want the change.
27. Webb: Didn't we talk about leaving the 30 days in there, and if they didn't do it within 30 days we would enforce POWTS.
28. Stillman: In the Town of Rome, by Lake Camelot they can only have a camper on from Memorial Day to Labor Day and then it has to come off. It also has to have sewer and water. A committee or homeowners' association enforces it .
29. Haakenson: Why don't we target those two areas and see what we get. The last couple years I have had continual vacancies in my department , now I have Chris. Last year I had 80 pumping violations which is a phenomenal amount to handle in one year, right now the number is down to 16. We knew if we got peoples' attention with the citations that people would take notice. We can take the same approach, we know we don't have the same teeth as the pumping notices, but we can take the two areas and see what we get. We may still have people ignore us but we can let them know that we may be changing the ordinance for further requirements so it's suggested they comply with these rules or it may be more costly or stringent regulations in the future.
30. Webb: By letting them know how the ordinance is now, and how it may be in the future maybe they may start doing it.
31. Haakenson: We didn't do anything to the septic tank people for years, and then we did and look how that turned around.
32. Leaver: The ordinance is already there, maybe we should try to enforce it.
33. Haakenson: I had to take the department in 2013 and start over, and reorganize. It's a work in progress, there are only so many hours in the day we have priorities we have to react to first. In our own violation we have criteria with health and environmental concerns, with categories of 1,2 and 3 and camping violations were always a 3. They were never high on the list before.
34. Nye: Will you have any response by our next meeting if you send out letters?
35. Haakenson: We won't be getting any letters out until the week of July 10th, which is 2 weeks from the next WLUPC meeting. We may have some initial responses but I won't have a good determination.
36. Nye: I would like to put it on the next agenda so if there are any responses we can hear. The next Town's Association meeting is September 19th.

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37. Haakenson: We will do a monitoring first, target those properties, then get a letter ready and send them all at once. We will advise them of the regulation and give them so many days to comply.

- 9. Director's Report: (copy of the report given to each member)
- 6/1 Duane/Chris -Created WI Fund resolution for County Board
- 6/6 Duane & Chris-Worked on POWTS & Zoning revisions
- 6/8 Chris-Created new template for W & LUPC meetings
- 6/9 Duane-Attended Finance meeting for CIP
- 6/9 Duane & Staff-Investigated garbage complaint in Rolling with Health Department
- 6/12 Jeff-Board of Adjustment meeting-2 conditional use permits & 1 variance
- 6/13 Molly & Chris-TIP meeting
- 6/15 Jamie-all pumping notices sent out
- 6/16 Duane & Jamie-Sent out information on campers to committee
- 6/16 Duane/ Molly & Chris-Meeting w/ Transcendent Technologies
- 6/20 Duane-County Board/WI Fund resolution
- 6/21 Duane-Department Head meeting
- 6/22 Duane/Emily/Molly & Chris-LCWA meeting
- 6/23 Molly/Chris/Emily-SARA Park workday
- 6/26 Jamie- starting writing citation notices for pumping (only 16 as compared to 80 last year)
- 6/27 Duane-Executive meeting
- 6/27 W & LUPC meeting

Surveyor: Director report for June 2017 WLUPC SURVEY HAPPENINGS

Finished review of Brinkmeier 6 PLSS projects. Some re-do's needed. Some field checks needed.

Submitted sample PLSS dataset to SCO. Positive review received.

Entered all current PLSS project points into PLSS database. Scanned all ties sheets in projects.

Updating PLSS database to include points for:

West line Rolling

North County line from points received from Oneida co.

West county line from survey points and points received from Lincoln

South line, Rolling and Norwood from points received from Shawano county

This database submission to SCO is a 2016 Strategic Initiative grant requirement and is due by June 30, 2017 to obtain the remaining 2016 SI grant money (\$25,000)

Updating database includes entering point coordinates, updating scanned tie sheet link and checking data in about 8 other database fields

Sent west line town of Rolling points to Marathon county for updating their corners to match ours.

Recomputed sections 10 & 11 Town of Polar when we were made aware that a corner on our mapping was off by about 200 feet. Provided Joe with corrected line work as it's much easier for me to do it than for him to do it in the GIS.

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GIS Coordinator's report:

WLIA Meeting in Fond du Lac June 1st and 2nd

Updated GIS software, we were 2 versions back.

Finish township of Rolling & Polar, onto Norwood.

Side Note – Request for LiDar from Roach & Associates working on Evergreen Dairy

Land Conservationist's report:

- Annual review and submittal of Nutrient Management Plans to DATCP
- Working with DNR on permitting for potential projects
- Working with contractors for installation of planning for carry-over projects
- Worked with DATCP to send post cards to all landowners within Wolf River-Evergreen AEA
- Looking into Farmland Preservation Tracking program

10. The next meeting of the Water & Land Use Planning Committee is tentatively scheduled for July, 25, 2017 at 3:00 P.M. in the Wolf River Room, Resource Center, 837 Clermont Street, Antigo, WI. Scupien will be absent.

11. Motion by Schuh, second by Nye to adjourn meeting at 5:10 PM. All ayes. Motion carried.

Minutes transcribed and submittedⁱ by:

JAMIE MUSOLFF, DEPARTMENTAL DEPUTY
LAND RECORDS & REGULATIONS DEPARTMENT

ⁱ CC: WLUPC

County Clerk

Parties Involved