

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

Minutes of Meeting, Monday, March 28, 2017 at 3:00 P.M. in the Wolf River Room, Langlade County Resource Building, 837 Clermont Street, Antigo, WI 54409.

1. Meeting called to order at 3:00 P.M.
2. The Committee recited the Pledge of Allegiance.
3. Roll Call: Present: Ron Nye  
Don Scupien (absent)  
Julie Webb  
Duff Leaver  
Dick Schuh  
  
Also Present: Duane O. Haakenson, Director  
Dave Tlusty, County Surveyor  
James & Irene Hegg  
Jason Hohensee  
Carl Hohensee  
Joe Draeger
4. Approval of meeting minutes for February 27, 2017. Motion by Leaver, seconded by Webb to approve the meeting minutes for February 27, 2017 as mailed. All present voting aye. No nays. Motion Carried.
5. 3:30 Petition for Zoning Amendment #983, James & Irene Hegg, applicants, 3221 Nicholson Ave, S Milwaukee WI 53172, FROM: FORESTRY W/FPP OVERLAY TO: AFR Land as being Pt of SW SE Sec 1, T32N, R12 E, being CSM V15 P117, an approximate 2 acre piece as described on site map (Parcel #022-0015.005), Polar. See public hearing minutes.
6. 4:00 Petition for Zoning Amendment #984 by Jason Hohensee, applicant, N1069 Cty D, Antigo, WI 54409 FROM: A-1 TO AFR Land as being pt of SW SE Sec 23 T30N R11E being S 38 rods thereof, and being an approximate 2 acre piece as described on site map (Parcel 026-0374.001) Town of Rolling. See public hearing minutes.
7. Public Comment: None
8. Joe Draeger requests waiver of POWTS ordinance.

Draeger: I built a 20x20 treehouse, that perked for a mound system. It's a \$15,000 treehouse, and a mound would be \$15,000 I don't see it getting a lot of sanitary use. If I don't do a septic tank I can't see putting in a mound system, I'm just going to have to

take the sink and stuff out of it. I'm afraid if I don't do it everyone will pee off the deck. I want to put an outhouse in if I can so far from the river, you would have to go down the steps in the woods to go in the outhouse. I know the rule is they don't allow holding tanks as a first choice because people are cheating and pumping it out. This isn't that kind of place, I can't imagine it filling up in 10 years. I know I have to pump by regulations every 2 years or whatever the rule is, but I'm not going to pump the tank. Someone asked what if you sell it? It's still not that kind of place where someone would pump the septic tank, mainly because it's not a place to live but it's an expensive toy.

Nye: What is this treehouse going to be used for primarily? Hunting cabin to rent out to hunters?

Draeger: Well, my wife wanted to rent it out, she wanted to redo the kitchen. So I said rent the treehouse then. I built it for my daughters. I thought it would be a neat family thing. If people wanted to stay there I guess I'd let them, but it's more a place to go and camp out. I would like to put a toilet in it and a sink, sanitary to meet code, but I would like to have a tank.

Leaver: I was out there 2 weeks ago. It's just a one room structure, I can't see it being used as a full-time residence. It doesn't seem like it would be set up very well, although if you did rent it out, if you got people wanting to stay in smaller places, it's just one room.

Draeger: I wouldn't rent it out. Unless someone wanted to rent it for opening day of deer season. If one of my friends wanted to or something. I wouldn't rent it out on a monthly basis. I want to use it more for our own use.

Leaver: How often would it need to be pumped?

Haakenson: When it is full, there is an alarm that tells you when it needs to be pumped. It goes by when it is full.

Leaver: Holding tanks, the county tracks them right?

Haakenson: Yes, we still send out notices, but again, it doesn't need to be pumped until it's full.

Draeger: I think it would take a long time before it got full. We have holding tanks at our shops.

Haakenson: It would be a 2000 gal tank.

Webb: With your waste water, shower water going in there it fills up quicker than you think.

Draeger: I don't see it as the type of place where there would be, except the toilet, I can't see them using the kitchen, it's not a cooking type of place.

Webb: You have 3 girls, they could be showering 3 times a day. A holding tank you can set the alarm before it is full. Our cabin on Mueller's Lake, just myself and my two sons, and my husband periodically we pumped that out twice in less than a one month period.

Draeger: I don't have a washer or dryer.

Webb: I didn't have that either. It filled up quick.

Draeger: I'm not against pumping it, if it filled up in 6 months or a year. I have a holding tank in my house in town.

Nye: What is the county's policy on holding tanks?

Haakenson: Only as a last resort.

Nye: He does have the ability to put a mound system in?

Haakenson: Correct, and the soil test done quite some time ago is conducive for a mound system.

Nye: So this would not be a last resort type holding tank?

Haakenson: No it is not.

Draeger: In many of the counties that surround us a holding tank you can use at any point. We are one of the few counties that has that last priority. Only because Duane said the people tend to cheat.

Haakenson: There are other reasons we have it this way. We do not allow people to create new lots that result in the use of a holding tank, and we've had it that way for many years. It's not fair to the ones who have had a similar situation and had to put a mound in. It says right in the ordinance that waivers would be only for a hardship situation.

Draeger: I can see if it was a typical abode, if I was building a home there I would have a mound system. But, the alternative is, if I have to put a mound in I'd just get rid of the sink.

Haakenson: I know you are calling it a treehouse, but it really is coming down to is it applicable as a residence and if it has to meet UDC code. It still has bathroom facilities and that kind of stuff.

Leaver: We have given exceptions.

Haakenson: Not in regards to the POWTS.

Leaver: Doesn't Kassis have a holding tank?

Haakenson: Yes, but that is holding tank soil, not mound soil.

Draeger: I'm surprised mine did get a mound perc. If you have a mound or conventional system you are still going to have leaching. But at least in a holding tank it all goes into the tank. I can't think of a better system than a holding tank, unless you cheat.

Leaver: I can't imagine pumping it out, where would you pump it to around your house.

Webb: I don't think people pump their sewage onto the ground, I know they pump their gray water out, not the sewage.

Haakenson: When the pumper pumps he's taking the solids. When people cheat they usually use a garden hose and they can't take the solids because it would plug up.

Leaver: The gray water is just as bad.

Draeger: I can't imagine anyone doing it, to take the time. I was talking to my propane driver and he said he sees it all the time, a garden hose coming out of the holding tank.

Nye: You were going to put an outhouse right? Is that permissible?

Haakenson: If it has a bathroom in it, no it's not. That's only if you have no plumbing in the structure.

Nye: So if he takes everything out of it, he could have an outhouse.

Haakenson: Correct, if there is no plumbing in the structure.

Nye: The outhouse would have to have a holding tank or just a hole in the ground?

Haakenson: In those soils it would have to be a tank.

Draeger: I had bought a facility like you see at the fair. I bought it from Pecha. The chance of someone using it I think would be rare.

Leaver: Why do you think if you got that compost toilet up there it wouldn't be used?

Draeger: People don't want to use it because it's outside. I'd like to put a regular toilet inside.

Webb: What are you looking for us to do today?

Haakenson: I wanted to give Joe an opportunity to you. You can do what you want at this point, you can table it until the next meeting. You can go look at it if you want. You have a lot of options at this point, you don't have to make a decision right now.

Nye: We have people here now for their public hearing so we can postpone it until the next meeting. I would like to do that.

Leaver: He is in the process of getting my building permit for this, so he is on hold until he gets some of these issues settled.

It was decided to discuss further after the public hearing.

Schuh: Is it swamp all around?

Draeger: I think it was a very liberal soil test. I didn't have the soil test done. I don't think it could have a conventional system. It is all low, I'm on the only high spot.

Haakenson: And the high spot is ok for a mound.

Draeger: But I'm on the high spot.

Haakenson: But's its right adjacent to that house.

Draeger: But you would think in most cases it would have had to be a holding tank.

Nye: But the high ground where the treehouse is going how far is it from the swamp area?

Draeger: It's an island, it's small it's 20 ft.

Haakenson: There is plenty of wetlands around, just to the east of this place not very far and it's tagalder. The mound system would go to the west in the more wooded part.

Nye: If say he doesn't get the holding tank and he has to put up an outhouse?

Haakenson: The only way he can have an outhouse is if he doesn't have plumbing in the structure. From what I've heard you say is you want to have a shower, kitchen sink, that kind of thing.

Draeger: I'd have to tear it out, and put in an outhouse.

Nye: Where would the outhouse go?

Haakenson: He can have it 150 ft from the river, so he could have it fairly close to the treehouse. But he couldn't have plumbing which he already has in the structure, and he still wants to have the plumbing in the structure.

Leaver: Is there any problem of leaching with a mound?

Haakenson: No that is built in, that is the purpose of the mound is that it is elevated above the ground water and the soil has the time to treat it.

Nye: In a wet year, would that get wet?

Draeger: Where the mound is, wouldn't get wet. I've seen it come straight up. But on the north side of the treehouse it drops down fast.

Haakenson: The driveway to the road to the cabin. Does that ever flood in the spring, are you driving through water to get there? Or is that built up enough now access wise?

Draeger: I don't really know, because I rarely go in there. It's rare that the river gets super flooded. The whole area to the left is swampy and super wet in there.

Nye: You made the comment you want to have the treehouse for your girls, where is your house near there?

Draeger: I live in town.

Leaver: It doesn't seem like it's going to get a lot of use.

Webb: Do you have a well in there yet? Do you have water?

Draeger: I put a point in there.

Nye: We have options. We can vote no, we can vote yes, or we can go take a look at it. After looking at it we could come back and take action.

Haakenson: Joe mentioned the point about the mound being marginal. When I went out and looked at it there was a lot of snow, so I couldn't see much of anything. So if the committee wants to look at it prior to making their decision, I am ok with that, and I would look again at that soil test area and make sure. All I did before and Digger was there, he said the mound would go over here. As far as looking at the soil and physical attributes, there was snow and ice on the ground and I couldn't see much.

Nye: He did have the soil test before he built so Joe knew what he was getting into before he built.

Draeger: I didn't know the perc test had been done. I was surprised it said mound system.

Haakenson: The soil test was done greater than 5 years ago. So if I go out there and decide it's definitely a mound system, at that point do you want to go look at it? If so, then I will set it up for next month's agenda.

Leaver: I am basing it on what this building is being used for. It's not something I would want to live in.

Nye: If Joe would sell this to someone else we've opened up a can of worms, hypothetically. We let this guy but not me. It's a catch 22 position.

Haakenson: We have made concession only for hardship situations, which are typically a health situation. They wanted to have a son or daughter live next to them because of

health issues. It had nothing to do with financial hardship. I've been here 30 years and I can count the number of waivers on one hand.

Leaver: Based on that I don't think we could make a decision, unless Duane would look at it and see the mound system wouldn't work.

Draeger: We are the only county in the area that has holding tank as last choice. Holding tanks are the most environmentally safe system.

Webb: I understand where Joe is coming from but I also know economically that pumping a septic system cost \$150 no matter if it's a holding tank or a regular septic system and that's why we have leakage from septic tanks because people aren't pumping them and that's what we've prevented over the years by having this regulation out there, and that is why we don't go holding tank first, a septic tank drains out the fluid and it takes longer to fill.

Draeger: To me it appears it was a liberal test.

Haakenson: I can contact the original soil tester on that and get his take on it. I need Joe to let me know when all the snow is gone, as soon as the frost is out I can go look at it. We can go together, and I will bring the soil test and we will look at it. I will get back to the committee. You can always get a 2<sup>nd</sup> soil test. You could do that without be going out first.

Leaver: I don't know how it would affect our decision to see the property. If it is all swamp out there what does that tell you that you shouldn't be putting a mound system out there? I'm not sure what that is telling us.

Haakenson: I'm not sure what you are asking. I know what committee's have done in the past is they go out and look at the area. I don't have the soil test with me it was done many years ago, and I didn't see the conditions.

Draeger: Is the committee capable of giving me the ability to say yes you qualify for a mound under this test but we will make an exception because it's a treehouse.

Haakenson: They have no authority on the soil test itself, it's strictly ruling on the waiver if you can have a holding tank. But all that information weighs into that decision.

Leaver: I'm going back to what Julie is saying, not knowing what we are looking at, Duane is going to be out there doing the evaluation. We should be basing it off of that.

Nye: The reason I brought it up Duff is we could do it after county board because that is a day we would all be together and it would be easier then trying to schedule something later on.

Leaver: I don't mind going out there but I don't know what I'd be looking for.

Haakenson: I think you should let me go out there and make a decision on the soil test and report back to you and you can make a decision.

Draeger: If they say they think it's a situation where they think a holding tank is ok, then what?

Haakenson: You would have to get your permits and go through the normal procedure. If they deny the waiver then you still have to get a mound permit or an outhouse, but then you can't have the plumbing.

Draeger: Would you agree a holding tank is the best in the situation like that?

Haakenson: In relation to the ground that's out there? I need to see it without the snow to make that determination, and if need be I may have to contact the soil tester.

9. General Zoning and POWTS Ordinance revisions:

a. Haakenson: I attended the Towns Association meeting on March 21<sup>st</sup>. I went to the meeting the same time last year as well, and checking my notes from that meeting I see the same question came up was where are the complaints coming from. I explained they are coming from the shoreland lots, where there is a close proximity of people. I also explained our staff changes with Joe in GIS, and I gave them information about a new invasive spotted in Elton called the Cutleaf Teasel which is totally new to the area. It looks like a thistle. We want to keep a handle on it, so I informed them if you think you see this plant to contact us so we can check it out. I also explained the update on the Farmland Preservation update and cleared up questions on the rezonings about lot size and building size. I talked about the zoning regulations regarding camping trailers and that we currently have no changes in the zoning ordinance but we are discussing requiring septic systems for campers on properties on a more permanent basis, which result in changing the POWTS ordinance not the zoning ordinance. Last August we did a Floodplain change for Post Lake, the DNR Floodplain manager, contacted Jeff and said we have another one in Ackley somewhere on the Eau Claire River. She was looking in records from 1991 when some of the others were passed and said the dates are not adding up. So she is coming to meet with Jeff on Thursday to see if the dates published in our ordinance are off or just a typo to clean some of these issues up. I still need to do the general zoning updates with the vacancies. I will be going to the zoning meeting in Wausau the end of this week, so I may get the chance to talk to some other counties as to how they handle enforcement with the trailer issue. We don't want to create something that will be difficult to enforce. I want to get more information, get you initial language changes in the agenda for the April meeting to discuss, and decide when to go to public hearing.

10. Updates on positions: Haakenson: After interviews last week, Chris Arrowood is our new Asst. Code Administrator/Land Conservation Technician. Chris has been at County Board and appeared to this committee at least once. His start date is April 17<sup>th</sup>. We currently have applications for the Shoreland Protection Specialist, we are in the process of selecting people to interview. We should have around 6 to interview for that position as well. We will coordinate the interview date with Lincoln County since this is a shared position.

11. Parcel mapping update: Tlusty: Parcel mapping is done. It's all online. Now our plan is to get all the County boundary points into the database submitted to the state which is a requirement of the Strategic Initiative grant project, and then start cleaning up the interior. We would work on the township lines first because for some of the first parcel mapped townships, I computed some of the boundary from existing survey map information. When adjoining townships were done, in some cases, many years later, I had been to previously computed corners and could now provide good corner corners, which now don't match the much old computed points. Take the west line of Neva for example. Peck was done 10 years after Neva and I had better points for the East line of Peck but now when we join the two maps, there are gaps of overlaps between the townships. So the next step is get all this fixed to eliminate the gaps and overlaps so we have accurate representations of the parcels that touch township lines. I will be working on all the sections touching township lines. There is a lot of correction work to be done on the township boundaries. Joe continues to clean up the parcel mapping. I'm thinking we will have a Land Information Council meeting in a month or two to update that group and introduce them to Joe. Joe is doing technical work and he feels he should be doing work at the next level by coming up with projects for different groups, ie. working with Economic Development to create mapping they want, work with health services to plat problem or sickness areas in case there is some kind of social issue out there causing illness. Stuff like that. He is interested in putting data to maps.
  
12. Director's Report: I would like some direction for the April 3<sup>rd</sup> meeting that I will be going before the county board. My thought is to put up the organizational chart for the department, tell who is in each position and how long they have been in the position. I would then turn it over to Joe and let him talk about GIS. Before I got into this informational meeting, one of the county board members had asked when I was going to bring Joe in to talk to the county board. I wanted to wait until I got the parcel mapping done, and now we are real close. So unless you think I should cover something else, this is my plan.
  - a. Nye: My suggestion would be when you show your organizational chart how this department is working so well in working together, like the surveyor is working with the Forestry Department.
  
13. Motion by Schuh, seconded by Webb to adjourn meeting at 5:00 P.M. All voting aye. No nays. Motion Carried.

Julie Webb  
Secretary

Duane O. Haakenson  
Director Land Records & Regulations

Cc: WLUPC  
County Clerk  
Parties Involved