

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

Minutes of Meeting, Monday, May 9, 2017 at 3:30 P.M. in the Wolf River Room, Langlade County Resource Building, 837 Clermont Street, Antigo, WI 54409.

1. Meeting called to order at 3:30 P.M.
2. The Committee recited the Pledge of Allegiance.
3. Roll Call: Present: Ron Nye
Don Scupien
Julie Webb
Duff Leaver
Dick Schuh

Also Present: Duane O. Haakenson, Director
Dave Tlusty, County Surveyor
Dale Stillman
4. Approval of meeting minutes for March 28, 2017. Motion by Schuh, seconded by Webb to approve the meeting minutes for January 31, 2017 as mailed. All present voting aye. No nays. Motion Carried.
5. Public Comment: Haakenson: Introduced Chris Arrowood newly hired Asst. Code Administrator/Land Conservation Technician.
6. Capital Improvements Projects: Haakenson: I haven't had too many in the 5 years in the CIP. The LIDAR we have been talking about for a few months which was an opportunity that we couldn't pass up. The vehicle we had put off years ago and we are getting to the point where one of them is deteriorating severely and very costly to maintain. The 3rd project is comp planning and talking to regional planning they wanted to get a start on it in 2018 and not try to do it all in one year. There are two projects for 2019, one is continuation of comp planning and the other is a vehicle. The 3 projects the committee needs to rank today are the LIDAR, vehicle, and the comp planning.
LIDAR: We have been working on for almost a year. It was originally \$250,000, however, through federal and state funding we have the cost down to \$20,000. We are one of the last four counties in the state not to have it. The City is also helping by paying the difference to go from a 2 ft down to a 1 ft contour which is \$5,000. It is used for flood plain, emergency management, the highway dept will utilize it.
VEHICLE: This will replace the 1996 Ford truck which has a manual transmission, it is the oldest vehicle we have. The body is rusting, it is currently in the shop with clutch issues and leaking fluid. We are looking at a used vehicle. In 2019 we will look into getting perhaps a car that gets better mileage for going to meetings and inspections where you don't need all the equipment with you.

COMP Plan: is a 2 yr plan. I have talked to Dennis at Regional Planning and he suggested \$25,000 for each year. I would hope they can do this project for less than that. This is basically a revision, and I don't think it was that much when we first did it.

The rankings by the Committee: LIDAR #1, Vehicle #2 and Comp Plan #3

7. POWTS and General Zoning Ordinance Revisions: This is a summary of where I am in this process, we will have it on the agenda for May 23rd and I have asked Robin to attend for any clarifications, or legal questions the committee may have. Zoning: I need to repeal sec. 17.12 the part dealing with non-conforming structures. Because of Act 55 most of that was eliminated or changed when we adopted the shore land ordinance last fall. Chris will be assisting with the revisions. We also have a section 17.23 which is in conflict with state mandates, on lot dimensions. Part of Act 55 is all lots would be 20,000 sq. ft. We used to have a classification system of 80,000 and 120,000 min. lot sizes. We are trying to bring any sections in conflict with state mandates up to date. One thing we wanted to add per recommendation of Robin, to add a section for the ability to collect costs associated with enforcement as a special assessment. We can go through court and get a judgment etc and there are still costs associated that we can't recoup. This is a way to recoup the costs. I would like this revision for both the zoning and the POWTS ordinance. In POWTS this is part of the budget bill and Act 55, but I want to change the real estate wording to comply with state mandates. Right now in our POWTS ordinance it states that the evaluation is required prior to the transfer of the property, it also has language about the grantor or the grantor's agent submitting the report. Because the state changed the law, we cannot hold up a sale for the evaluation. So we would like to change the wording to "upon transfer of the property". When we do enforcement on this we don't know the sale has occurred until after it's done, so we go after the buyer. If that wasn't disclosed at time of sale it is up to the buyer to go after the owner if they want to. So the language is misleading and needs to be corrected. The other POWTS revision concerns the camping trailers. Last year we spent time with each of the towns and a good majority of the towns did not want a change in the zoning ordinance for camping trailers. So we looked at the potential for POWTS. I would like to introduce the consideration of a change in requiring septic for camping trailers parked on platted lots less than an acre, or lots less than an acre. Most of the complaints are in the shore land area, but Robin has cautioned us that we can't just single out lots in shore land, we need to be county-wide.

- a. Webb: I would like to say an acre and a half or even two acres. I have counted 5 campers on one lot also.

- b. Haakenson: I am just using this as a starting point, you can give me all the direction you want. We also don't have a restriction on the number of campers per lot. The issue is where they are tightly congested, that is where there is a health issue.

- c. Stillman: I have been talking about this for many years, it was tolerable before but now they are putting more campers in and putting permanent patios in and one put a permanent tarp over the camper and left it there all year. They have no water or sanitary. One has an outside shower that several people use constantly. One runs a generator that is running all the time that irritates another neighbor. It is in a cul-de-sac and on the weekends you can't even drive through it because each camper has 2 or more visitors

with vehicles. I have talked with 3 neighbors who feel the same way I do, but they don't live next to it like I do. I think if you start regulating the campers by the sanitary systems would be the best way to approach this, and the two acre minimum sounds fantastic. This lot is only 100x100.

d. Haakenson: We can't discriminate against the shoreland lots so if we go with the smaller lots because that is where your health and environmental issues are at a higher risk level. POWTS rules are much easier to enforce then zoning rules in court. We also get revenue from the permits. There are people on Post Lake who have a septic system and they hook up their campers, and when they are done in the fall they take it off and come back in the spring.

e. Nye: Have you checked with other counties to see how they handle these issues?

f. Haakenson: I have talked to other counties and get the same story that the camping trailers are the most difficult to control and the least priority in most counties because of the complexity of enforcement cases with people not removing trailers are not permitted, don't have septic etc. and you get into more serious situations. I think I will talk to Robin about the number of campers per sq. footage. I am understanding you would like to go with a 2 acre minimum.

8. Director's report: Haakenson: Some of the highlights of my list are:

4/3/17 Joe and I presented to the county board

4/3/17 I did an onsite on the Joe Draeger property with Gordy Hayes and determined the holding tank would be the best system. He paid triple fees on the sanitary permit, and should pay triple fees on the zoning permit, talking to Duff he had to do several things, having a licensed plumber, electrician, a legal well.

4/11/17 Interviews for the Shoreland Protection Specialist, we hired Emily Krulc, her start date is May 22nd.

4/17/17 BOA had 2 variances and 1 conditional use for the MC fest, which generated some talk, people thought we were starting FuddFest again. However, this is a much smaller version, one in June and one in August.

4/17/17 Chris started

4/26/17 Staff meeting, and safety training with Brad Hendricks

4/27/17 shoreland plant sale

4/28/17 Duane and Jamie septic meeting w/Judge, Clerk of Court and Robin

Also included Joe Martell's report and Molly McKay's report to the committee

9. Next meeting date is May 23, 2017 @ 4:00 for public hearings, but I will have Robin come at 3:30 unless Robin feels he needs more time..

10. Motion by Schuh, seconded by Scupien 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