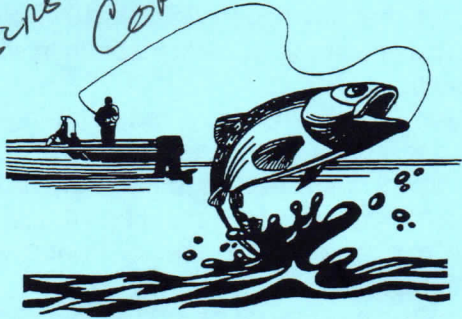


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PINE LAKE NEWS

The Official Publication of:
**Pine Lake Recreation & Rehabilitation District
Hiles, Wisconsin**

SPECIAL MEETING OF THE **PINE LAKE PROTECTIVE & REHABILITATION DISTRICT** AT **HILES TOWN HALL** **JUNE 12, 1999** **9:00 A.M.**

THIS SPECIAL MEETING IS BEING CALLED TO DISCUSS THE FINAL PLANS FOR THE DEVELOPMENT OF THE LAND ACQUIRED IN 1998 AND THE CONSTRUCTION OF A MUNICIPAL BUILDING TO HOUSE THE DISTRICT'S EQUIPMENT. A FINAL VOTE WILL BE TAKEN AT THE ANNUAL MEETING.

NOTICE PINE LAKE PROTECTIVE & REHABILITATION DISTRICT **ANNUAL MEETING** AT **HILES TOWN HALL** **JULY 10, 1999** **9:00 A.M.**



PROPOSED ZONING CHANGES

At the last Forest County Association of Lakes (FCAL) monthly meeting, the Forest County Zoning Administrator, Dawn Schmidt provided a draft of the proposed zoning changes that will be presented to the public at a public hearing in the latter part of May. Once the date has been set, it will be published in the Forest Republican newspaper.



Dawn Schmidt advised that she will try to set the meeting for a Saturday morning so there will be a good attendance at the meeting. After the public meeting in May, the time table is to present the finalized version of the zoning changes to the County Board at their June meeting. If it is passed by the County Board, the changes will become effective immediately upon publication in the Forest Republican newspaper.

There are many technical changes that are being proposed which codify and clean up some of the ambiguities that exist in the current ordinance. However, there are also several areas that are viewed as controversial which will probably bring a variety of comments from the public. Some of the more controversial changes deal with boathouses, lot sizes, garage height and accessory structures used for burning fuel.

BOATHOUSES will no longer be allowed to be constructed within 75 feet of the shoreline. Any structures which currently exist that are destroyed will not be allowed to be rebuilt.

MINIMUM FLOOR AREA FOR RESIDENCES (currently 600 sq ft) shall now be no less than 720 square feet of habitable floor area as measured outside of wall to outside of wall.

ACCESSORY STRUCTURES intended for the purpose of burning fuel in order to supply an adjacent building on the same premises with heat or hot water shall not be permitted unless certain conditions are met. One of which is that the exhaust stack has to be at least 20 feet tall. Other conditions are where the structure is located in respect to residences.

GARAGE HEIGHTS. The new ordinance provides for a maximum height of 18 feet for any garage roof, thus eliminating any plans for having a habitable room over the garage.

SEPTIC SYSTEM INSPECTION. The new ordinance

would require that any house which is 10 years old or older must have a septic system inspection when the house is sold.

SHORELINE AREA. There is a major change in the ordinance for lakes and ponds 50 acres or less, flowages, rivers and streams. The new ordinance proposes a minimum lot area must be 40,000 square feet and a minimum of 200 feet of frontage at the ordinary highwater mark.

EXISTING BUILDING DAMAGE. The new ordinance would provide that any building damaged in any way which is located less than 75 feet from the shoreline may not be expanded and shall only be allowed to be repaired or replaced to the exact specification of the residence prior to the damage taking place.

The above are some of the proposed changes which will be discussed at the public meeting in May. There are other changes listed in the proposed ordinance which can be obtained by contacting the zoning office or one of the Pine Lake Commissioners.

CHAIRMAN'S BABLE

Pine Lake Protection and Rehabilitation is the name of our lake district. Have you ever taken the time to stop and think about the definition of protection and rehabilitation? Mr Webster says that protective means "a protecting or being protective, a person or thing that protects." Rehabilitation: "To restore to rank, privileges or property which one has lost."



How, you may ask, does this apply to us? Our lake district has been formed to do just what the name suggests. To protect what we have now and to save what we could have. To bring back some of what we have lost. To hang onto and hold our Lake for us and future generations. To the best of my knowledge this is my definition of the Pine Lake Protection and Rehabilitation District.

As a member of the Board of Commissioners, I have always, and will continue (as long as you keep me around), to protect and rehabilitate Pine Lake. But I do need your help.

The challenges that pop up every day and week are sometimes simply solved, others not so simple.

We have some severe problems that need to be addressed. We have a need for all property owners

to maintain private septic systems. We need to have them checked each year. We need to be really aware of what we allow back into our groundwater and lake. We need to be more aware of shoreline maintenance, i.e., the fertilizers and herbicides we use on our lawns that are washed into the lake. We have to establish a balance between man and water; before it's too late.

Our lake has been put here for all to use and enjoy. It's up to us to see that it is not all lost.



Enough of "words of wisdom". Here's hoping that each and every one of you has enjoyed a healthy and happy winter.

To update you, it appears that Pine Lake has survived another onslaught of Northwoods winter without too much stress. Late ice-over and early ice-out could mean nasty weed growth this summer. Our weed

harvester is being prepared for a lot of service this year. I would like to ask that everyone please observe safe and courteous behavior around the equipment and crew this summer.

As I'm sure everyone knows by now, the District bought a piece of land on the northwest side of the lake. Our plans for this property include a building to house our weed cutting operation. As this progresses, the Board will keep you informed. More on this at the June 12th (9:00 a.m.) special meeting.

Our lake is here for all to use and enjoy. I am hoping that with your help and cooperation we can protect and rehabilitate the lake for many years to come.

I would like to call your attention to a problem that has been occurring and seems to be escalating concerning ice fishermen (and women). The amount of debris left on the ice is deplorable. I am addressing this issue because it is getting out of hand. Everyone that uses this lake

needs to be aware of what they are doing and take responsibility for their actions.



We will be holding the Annual Meeting on July 10th at 9:00am at the Hiles Town Hall. At this time the position that I hold will be up for election. To give you an update, I have served on the Board of Commissioners for the past eleven years and I will be seeking your support for another three year term.

Now that I have babbled on and used up ink, time and space, I would like to thank everybody for their help concerning the issues that have been discussed in this newsletter.

Vic Burkey, Chairman

MINUTES OF QUARTERLY MEETING HILES TOWN HALL, HILES, WISCONSIN JANUARY 16, 1999

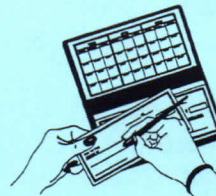
The meeting was called to order by the Chairman, Vic Burkey, at 9:05 a.m. Also in attendance were Board Members Pat Coraggio and Charlie Struebing.

SECRETARY'S REPORT

Pat motioned to accept the minutes of the October 17th Quarterly Meeting as printed in the newsletter. Vic seconded it, motioned passed.

TREASURER'S REPORT

Pat Coraggio reported that our current balance is \$12,624.52. Pat also reminded the Board, that it is time to send out the previous year's Financial Statements for their annual audit as required. Charlie motioned to release them and Pat seconded, motion passed.



ed.

FCAL REPORT

FCAL sent the District notice for payment of dues. Charlie made a motion to issue a check, and Vic seconded it, motion passed.

Dale Alvers reported to FCAL on the current status of the Crandon Mine, which recently met the moratorium requirements. Next, an environment impact statement from both the DNR and the government will be required.

FCAL recently awarded a 1999 grant to R.T. Krueger Co, of Northern Lakes Management, to monitor ten additional area lakes for Eurasian milfoil and other noxious weeds.

WEED HARVESTING REPORT

Recently we received the quote for the amount of \$4500.00 from Aquarius Systems, for the cost of extending the Shore Conveyor four feet, to improve

the depth in the box of the dump truck to which the weeds can be loaded. That will allow two transport loads, per truckload, saving on fuel and labor. It was decided to wait until spring to verify requirements.

UPDATE ON LAND ACQUISITION

Pat reported that the property taxes on the new land have been paid. The electric is being automatically deducted from our checking account. Larry winterized the cottage. Mike Bukovic offered to cut the trees and brush in trade for the stumpage. It was decided that the Board would meet at the lot on Sunday and discuss Mike's offer and placement of the road and building. Attending members were also invited to join in.

NEW BUSINESS

Pat reminded the Board that it is time to set aside this year's monies for tax freedom day. The Board earlier had motioned that the amount to be set aside would be determined by the sum required to reach \$11,000.00 with last years \$5,000.00 plus its earned interest. Vic made a motion and Pat seconded it, motion passed.

Vic reported that the Mill Pond water level is back to normal and water is flowing over the Mill Pond Dam. Vic questioned if any of the other Board Members had heard if we would again be able to use Tom Knaus's lake access? Charlie offered to give Tom a call.

Dave Houle offered the district lake access from his property, for weed removal on the other side of the lake. The Board was pleased with the offer and will have the weed crew determine the feasibility. Larry Handeland suggested the Board place an ad for additional weed cutting employees this year. Pat suggested Nicolet College for summer help. This will be addressed at the April meeting

Pat reported that the DNR would be stocking Pine Lake with 80,000 Walleyes this year. Pat questioned what the cost would be of stocking larger, less vulnerable than the customary fingerlings, which are generally stocked. Charlie suggested discussing this further, with the DNR at Stevens

Point, when Vic and Charlie attend the WAL convention.

Dave Stover would like the Lake Board to discuss

with the Hiles Town Board the future plans for replacement of the lake dam. He has approached the Board many times over the last ten years and is always told that they will look into the replacement. There were earlier discussions that the sum of \$1,000.00 would be set aside every year for dam repair. Dave asked for us to check to see if this is being done. Charlie Struebing suggested that a resolution be made at the Annual Meeting and presented to the Town of Hiles.

The next quarterly meeting will be April 10th at 9:00 a.m. and the Annual Meeting will be held on July 10, 1999 at 9:00 a.m., both at the Town Hall.

Charlie motioned to adjourn, Vic seconded, motion passed. Meeting adjourned.

*Respectfully,
Charles Struebing*

* * * *

MINUTES OF QUARTERLY MEETING HILES TOWN HALL, HILES, WISCONSIN APRIL 10, 1999

The meeting was called to order by the chairman, Vic Burkey, at 9:05 a.m. Also, in attendance were board members Pat Coraggio, Karl Tauer and Charlie Struebing.

SECRETARY'S REPORT

Charlie read the minutes of the January 16th quarterly meeting. Pat motioned to accept these minutes. Karl seconded it, motioned passed.

TREASURER'S REPORT

Pat passed out the treasurer's report from Jan 1st to April 6th 1999. Current balance is \$21,933.47. Charlie motioned to accept this report, Karl seconded and treasurer's report was accepted. Pat also informed the board that the district's Certificate of Deposit comes due April 26th. With this year's contribution, the CD value will be increased to \$11,000.00, Pat added, that he would arrange for its renewal to be Feb. 1st, coinciding with incoming tax revenues.



WEED HARVESTING REPORT

Larry Handeland reported that within the next two weeks the equipment would be ready for weed harvesting. The conveyor is still scheduled for a needed four-foot extension pending receipt of a second quote. We are awaiting a visit from Larry



Colburn, for a competitive quotation. Charlie suggested we agree on an amount that Larry could spend on the conveyor without the need for board approval. Pat motioned that the board authorizes up to \$5000.00, Charlie seconded, motion passed.

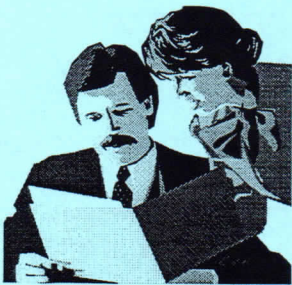
Larry informed the board that this year Dick Hermans offered to allow the district to dump the harvested weeds on his property without cost to the district. Dick plans to use these weeds to improve his soil conditions saving the district the usual dumping costs.

Larry reported that with the recent hiring of two new employees to fill last year's vacancies, the district now has five employees. Larry added that he would still like to add another employee to reduce the amount of hours he is required to work.

Pat informed the board that we have received an unemployment claim from Tom Votis, who was a crew member last year.

FCAL REPORT

Pat reported that R.T. Krueger, of Northern Lakes Management, would be conducting a seminar on native, wanted and unwanted lake and shoreline vegetation. This seminar will be held on three different occasions, June 26th, June 30th and July 5th, at the north side of Lake Metonga. Pat will publish additional information in the upcoming newsletter.



Dawn Schmidt released, at the meeting, the new proposed zoning changes for Forest County. Pat has a copy and will publish them in our newsletter. There will be a public meeting in May and a vote on it scheduled in June. Vic questioned FCAL's feeling on these changes.

Pat answered that the FCAL board discussed these changes, but no formal motion was made awaiting comment from the FCAL and Forest County zoning committee.

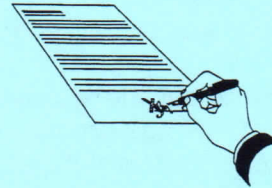
WAL REPORT

Vic and Charlie attended this year's WAL convention in Stevens Point with their wives. There seemed to be considerable discussion regarding the pollution problems the cranberry marshes are creating. Lake Representatives are requesting additional controls on pesticides; fertilizers and water control which ---- of these marshes. Other popular topics were on Lake Development and developers, natural shoreline

landscaping and Lake District dam rebuilding.

UPDATE ON LAND ACQUISITION

Pat and Larry walked the land with the DNR representative and were assured the proposed plan looked okay. Mike Bukovic logged and cleared the land for the planned drive and building. Vic reported that he had not yet applied for the DNR permit for the



driveway and building site on the lake property, but preliminary driveway costs seemed to approach \$15,000.00. Vic felt that further discussion was needed and offered the option of developing only the shoreline quarter of the

property using the current road reducing the initial cost. These permits require a summary of building costs along with the names of the contractors involved. Vic preferred that the board have additional discussion. The board decided that we need to step back and create a structured game plan and secure competitive bids on materials and labor. Also, we will need to have the neighbor's input, and research the liabilities and legalities of the road and total estimated cost.

Karl questioned what is going to be done at the site besides the construction of a road. Does the board have an idea of what the building site will consist of? Karl questioned if we decided on what was to be done with the current house and garage? Vic replied that the district has current plans to store, in these buildings, the boxes of district documents, presently at board member's homes and supplies for the harvesting equipment currently in Larry Handeland's garage. Also, a small office or meeting area is envisioned in the house. The district is required to submit this information to the DNR for a permit and the final decision is that of the Corp of Engineers. Pat motioned we prepare some long term plans and present them to the district. Charlie seconded the motion and it passed.

NEW BUSINESS

Vic participated in a phone survey on the shoreline of Wolf River Basin. He has since received a hard copy of this survey and may report on it at the annual meeting.

Pat requested the lake meeting minutes and articles for the newsletter as soon as possible to facilitate its printing.

Bob Klein announced that there should be better

control of the lake level. Charlie answered that the DNR had sent to the district copies of documents listing the lake levels throughout the years and would be happy to share them with the district. Charlie requested copies from Karl, which the town board has recorded, on current lake levels.

Bob Klein would like the board to comment on the letter from the DNR regarding the mine permit and what happens to the sulfite. Vic asked to allow the board to have copies of this letter and we will comment at our next meeting.

Bob Riemer wanted to know about the walleye fingerlings. Again this year the DNR has promised 80,000 fingerlings, but Vic added that in the past survival is only in the hundreds. Vic did discuss this with the DNR at the WAL convention last month but was told we could only get fingerlings.

Karl reported to the board about a letter received from the DNR regarding the condition of the Pine Lake dam/bridge in that its rating has dropped three points to 82! AT 80 points the town is required to make repairs at their expense. When the rating drops to 60 points, money becomes available from the federal and state government. Karl added, the town checks the dam/bridge yearly and makes repairs as necessary. Charlie asked Karl about the statement made during the last meeting where Dave Stover commented that the board years back had voted to set aside moneys for dam/bridge replacement. Karl commented that money had not been set aside and he could not find any record of the vote authorizing it.



Karl also reported that Forest County had questioned why there wasn't a boat-landing pier? Pat offered to research who will supply, service and insure the pier, if the district decides to approve.

Karl commented on a letter sent out by the Town of Hiles on the bulkhead shoreline markers. The town has informed the landowners that they will be required to replace these markers and their shorelines adhere to them.

Karl continued that the Town has approved the fabrication, installation and maintenance of boat launch pads at their easement at Coves Landing, if the Lake District pays for the cost of material. Vic

requested that the town forward a quote on this cost. Vic also requested "No Parking" signs be posted to eliminate the problems we have seen the last several years. Karl clarified to the board that the landing will be just for launching and removal of boats and parking will not be allowed.

Vic reported that the DNR has set new laws on the ice shanties. On March 15th, we had a situation where a fisherman broke apart a shanty to get it off the lake. The remaining base of the shanty, which was frozen in the ice, was left to either sink or wash ashore. These new laws will help in the policing of ice shanties. Pat added that if the district wants to pursue it, we can pass a resolution governing ice shanties but then the board needs to enforce these rules.

Pat stated that the lake marker buoys would be placed in the next couple of weeks.

Next meeting will be the annual meeting on July 10, 1999 at 9:00 a.m. at the Town Hall. (A special meeting was called in the weeks that followed, for a June 12th special commissioners meeting, to allow for additional planning on the property, prior to this summers Annual Meeting)

Charlie motioned to adjourn, Pat seconded, motion passed. Meeting adjourned.

Respectfully,
Charlie Struebing

* * * * *

GUIDELINES FOR BUYERS AND BUILDERS IN FOREST COUNTY

MINIMUM STANDARDS:

Lot Size: In most instances the minimum lot size shall be 20,000 square feet and have 100 feet of width at the water edge. In most instances the minimum lot size for a back lot is 2 acres. In addition some smaller lots created prior to 1968 may be buildable. For information on these lots contact the Zoning office.

SETBACKS:

Residence must be:

- ▶ 15 feet from lot line
- ▶ 75 feet from natural highwater mark
- ▶ appropriate distance from right-of-way or center line of highway
- ▶ 2 feet from well
- ▶ 5 feet from septic tank
- ▶ 25 feet from drain field

Garages & Utility Buildings

- ▶ 7.5 feet from lot line
- ▶ 75 feet from natural highwater mark

- ▶ appropriate distance from right-of-way or center line of highway
- ▶ 2 feet from well
- ▶ 5 feet from septic tank
- ▶ 10 feet from drain field

Boat Houses

- ▶ 7.5 feet from lot line
- ▶ 6 feet from natural highwater mark
- ▶ appropriate distance from right-of-way or center line of highway
- ▶ (There are minimum and maximum size restrictions)

SANITARY SETBACKS:

Septic Tank

- ▶ 25 feet from a well
- ▶ 5 feet from a building
- ▶ 5 feet from a lot line
- ▶ 25 feet from a navigable body of water

Private Waste disposal field

- ▶ 25 feet from a residence
- ▶ 10 feet from a uninhabited building
- ▶ 50 feet from a well and/or navigable body of water
- ▶ 25 feet from the crest of a 20 percent slope

Holding Tanks

- ▶ 25 feet from a well
- ▶ 20 feet from any part of a building
- ▶ 5 feet from a lot line
- ▶ 25 feet from a navigable body of water

Privies

- ▶ 50 feet from a well
- ▶ 25 feet from a building
- ▶ 20 feet from a lot line
- ▶ 25 feet from the crest of a 20 percent slope
- ▶ 50 feet from a navigable body of water

(Pit privies are not allowed on shoreland property in Forest County, vault privies are acceptable, all require permits)

Wells

- ▶ 2 feet from a building
- ▶ 25 feet from a septic tank
- ▶ 50 feet from a disposal field

All setbacks are measured horizontal and are from a point to the furthest extension of the structure. When setback requirements cannot be met, it is advisable that you contact the Zoning Office for further information.

FOREST SERVICE DUMPING REGULATIONS

The Pine Lake Campground and Boat Landing is administered by the USDA Forest Service. While it

is a public site, the facilities are there for the benefit of those using the site. Over the years the Forest Service has experienced problems with household garbage being placed in the dumpster or recycling containers. Dumping of refuse by unauthorized individuals creates problems and increases the cost of operating the campground. The Forest Service has rules prohibiting unauthorized dumping with fines ranging up to \$250.00. The Town of Hiles has a refuse disposal site that is open to Town landowners with convenient hours. The Forest Service asks for your cooperation in properly disposing of your household waste at the Town site and not at the dumpster in the campground. Thank You.



DUMP HOURS:

WEDNESDAY 10:00 AM - 2:00 PM
SATURDAY 10:00 AM - 2:00 PM
SUNDAY 10:00 AM - 2:00 PM
FROM MAY 1ST TO OCTOBER 31ST

ZEBRA MUSSELS CONTINUE TO SPREAD TO INLAND LAKES

A decade after zebra mussels first reached US waters as stowaways on a transatlantic ship, the striped, thumbnail-sized mollusks have infested the great Lakes and Mississippi River and are slowly being transported inland, threatening native freshwater mussels and potentially causing large scale changes in some ecosystems.

The confirmation last week that adult zebra mussels had been found in Waukesha County's Nagawicka Lake, and three weeks ago that adult zebra mussels had been found in Walworth County's Lauderdale Lakes, brings to five the number of inland lakes determined to have adult zebra mussels. The discovery is prompting state biologists and boating

officials to caution boaters and other recreational water users to take steps so they do not inadvertently aid the mussel's spread inland.

"The only way the adult mussels can get out of water and move across land and to a new water body is with the help of humans," says Jeff Hieb, a DNR research biologist and former assistant coordinator for the University of Wisconsin Sea Grant/DNR Zebra Mussel Watch program.

Adult mollusks attach themselves with strong threads to any and all submerged hard surfaces, including boat hulls, scuba and other equipment used in the water. The free-floating juvenile forms can stow away in livewells, buckets, engine compartment and anywhere else where small amounts of water can collect. In pool nine of the Mississippi River, as many as seven juvenile zebra mussels were found in every cup of water during sampling in mid-May.



The zebra mussels hitch a ride to the next waterbody the boater visits and reattach to another hard surface. Zebra mussels pose an environmental and an economic concern: the mollusks out-compete native organisms for

phytoplankton, an essential building block in the ecosystem food chain, disrupting the food chain and ecosystem. The striped invaders also can attach to the shells of freshwater mussels, preventing them from opening and shutting their shells, which the freshwater mussels need to do for eating, breathing and reproducing.

Zebra mussels can clog water intake pipes at electrical utilities, municipal water supply treatment plants and industries that use lake water in their processes. They also can plug pumps lake homeowners use to water their lawns, encrust on boat hulls and damage boat engines. The U.S. Fish & Wildlife Service expects zebra mussels to cause \$5 billion in damages by the year 2002.

Marine biologists believe the mussels, which are native to the Caspian and Black seas in the former Soviet Union, came to the United States in ballast water on a transatlantic ship that docked in Lake St. Clair, between lakes Huron and Erie. The mussels spread rapidly throughout the Great Lakes and

waterways of the eastern United States and Canada and also spread quickly through the Mississippi River basin. Zebra mussels are prolific. The female releases up to one million eggs in one reproductive event. No parasite or predator has checked their spread in the United States, and biologists fear using chemical methods to control them for fear of indiscriminately wiping out other aquatic organisms.

Zebra mussels were found in Lake Michigan and the Mississippi River in the early 1900s. Since then, the DNR and the UW-Sea Grant have confirmed the presence of adult zebra mussels in Elkhart Lake in Sheboygan County, Silver Lake in Kenosha County, and lakes in Walworth County. In addition, juvenile zebra mussels, but no adults, have been found in three other lakes; Okauchee Lake in Waukesha County, Powers Lake in Kenosha County, and Lake Beulah in Walworth County.

More lakes could have the striped invader than biologists know about because Wisconsin has more than 15,000 lakes and 42,000 miles of streams and the DNR and UW-Sea Grant have had the resources to test up to 100 waterbodies a year.

Because zebra mussels could be in more lakes and rivers than the DNR and Sea Grant has tested, Hieb advised boaters, scuba divers and others who use any of Wisconsin's lakes and rivers to make sure they don't inadvertently aid zebra mussels' spread.

"The number one rule is anything that comes from a lake stays at that lake," Hieb says. "If you get bait, have a live well, have aquatic plants hanging from the boat or trailer, you need to make sure all of those things remain in the lake and are not carried elsewhere."

In addition, boaters and other water enthusiasts can take the following precautions:

- Drain all water from the boat, bilges, live well, coolers, buckets, engine compartment or any other areas where water may be trapped.
- Inspect the boat hull, prop, trailer or any other equipment and thoroughly scrape off any attached mussels. Young adults attached to boat hulls feel like grainy surfaces.
- Wash, or run the boat, trailer, and any other equipment through a car wash, with water temperatures 105° Fahr-

- enheit or greater.
- Leave the boat or equipment in a sunny location to dry for at least three days before using it on a different waterbody. Adult zebra mussels die in dry environments.
- Tip up outboard engines to allow cooling passages to thoroughly drain in order to prevent mussels from attaching, or flush the motor cooling system with hot water using special motor muffs available at your local marina.

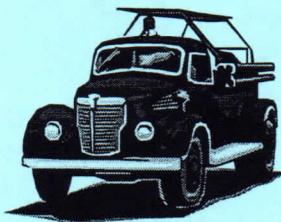
For more information, contact Ron Martin at (608) 266-9270.

ATTENTION ALL FISHERMEN
 THE DNR ADVISES THAT THERE WILL BE A
 TWO (2) WALLEYE PER DAY LIMIT
 FOR 1999

WHAT IS A FIRE ESCAPE PLAN?

BY: RICHARD LEWIS, LAKE LUCERNE

A more defining word of "evacuation" describes what is necessary. A fire can spread very quickly thru a home and offers little margin of time before



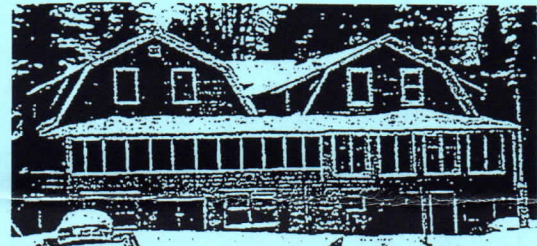
panic sets in.. First, call the Fire Department unless it's a small fire that you are sure you can extinguish. Everyone in the residence should know in advance what to do and where to go in the event of fire. Consider the various

existing exits including windows. Someone on the 2nd floor may not be able to use the inside stairs because of the heat and smoke that comes up the stairwell. They may have to use the windows. Keep a ladder handy that can reach the second floor windows. This can be stored outside of the house. Emergency type escape ladders are available through home products catalogs or possibly Menards.

Make certain that everyone understands, particularly the children that they need to get out of the house when they hear the sound of a smoke detector. Smoke detectors should be installed in several areas of the house. Complete installation instructions are included with each detector.

Select an area away from the house where everyone will meet. This eliminates panic of who is missing and eliminates the possibility of a parent of someone going back into the burning house looking for a child or person who is already out, and that person becomes a victim.. **IMPORTANT**, conduct fire drills, including a drill at night. Your local Fire Department may have literature containing additional information.

PINE LAKE LODGE HAS A LONG HISTORY



The land on which the Pine Lake Lodge site was purchased by Paul Dilling from Forster-Mueller Lumber Company in December, 1919. Mr. Dilling, an executive at Union Linen Co. in Chicago, bought some 750 acres of land. Construction on the lodge and surrounding buildings was started in the early 1920's. An article in a 1928 issue of Wisconsin Land of Lakes Magazine said that Paul Dilling, being tired of a long, successful business career and having plenty of funds, developed this all year round playground for his friends and the traveling public. The estate, as it was called in the magazine, had its own farm and garden, furnished cottages (with private garages) for Summer and Winter use. The cabins had running water and electric lights. If guests did not want to stay in the light housekeeping cottages, they could rent rooms and take meals at the main lodge. It was open year round, and was called "a wonderful Fall and Winter rendezvous".

In a 1926 advertisement, the main lodge (Pine Lake Lodge) is said to be set in a pretty ravine with a stream running along side into Pine Lake. The building is two stories, with the lower story divided

into a dining room and lounging rooms; a veranda overlooks Pine Lake to the west. The dining room served meals to the boarders of the lodge and people renting cottages. The second floor had a number of sleeping rooms with "modern, comfy, hotel" furniture. The basement housed a tavern and down the road, amongst the cabins, there was a dance hall.

Unfortunately, Paul Dilling died on January 18, 1924 at the age of 42, just as his ideal farm and resort was being completed. He never was able to enjoy his retreat. His widow, Alice Dilling, carried on until the mid-1940's. She had the assistance of a capable manager.

Herb and Mattie Larson purchased the Pine Lake Lodge and surrounding cottages and they ran the resort. For a number of years, longtime Hiles resident, Florence Stern, was a cook for the guests at the lodge. Her specialty was homemade bread. Florence's husband, Bill, sometimes tended bar. Pine Lake resident May Colburn and her husband, Ned, had their wedding reception in the dining room of the lodge. During some of this time, Alice Dilling Cobden lived on a farm about a quarter mile from the lodge.

Over the years, the cottages and farm were sold to private parties. The dance hall was town down. The lodge itself was sold in September, 1973 and again in December, 1983, when Jerry and Kathy Grentz bought it.

During the past 15 years, Jerry and Kathy have been working on the old building - restoring, rebuilding, redecorating, etc. Some of the fun and laughter of the "old days" is being restored as well, when family and friends come to visit.

We wish "the walls could talk". There are tons of stories that the old Pine Lake Lodge could tell. If you have any stories to share, please do so. Our address is Rt. 2, Box 194 (10572 Hanson Plat Rd), Argonne, WI 54511. We have an e-mail address as well: JerryGentz@aol.com. We would also be interested in photographs that we could copy and return. Jerry and Kathy continue to research the history of the old place.

*Photo & Article Submitted By:
Dennis Carter
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SHORELAND ZONING AND PROPERTY RIGHTS

The property rights issue has always been a contentious one. The debate tends to pit private

rights advocates against those advocating greater community rights; the proper balance between the two is sometimes difficult to determine. Lately, these



discussions have become more heated largely in response to environmental regulations. In the State of Wisconsin, some have argued that the more restrictive shoreland zoning standards associated with several county lake classification initiatives effectively

amount to a "taking" under the Fifth Amendment of the U. S. Constitution. The purpose of this article is to address some of these issues and explore the legitimacy of shoreland zoning in the context of a general discussion on takings law and public trust principles in Wisconsin.

THE NATURE OF PROPERTY AND LOCAL REGULATIONS:

It may be useful to think of property in terms of a collection of separable rights. Some rights such as the right to sell, lease and mortgage belong to the individual with title to the property. Other rights such as the right to tax, to regulate and control use of, and take for public use, are exercised by the government in the interests of the larger community. These rights coexist; indeed, it is through government enforcement of existing property laws that private individuals enjoy and make use of property rights. However, the Fifth Amendment of the U.S. Constitution states that private property shall not be "taken for public use without just compensation". Thus, if a unit of government physically appropriates private property to build a public road, the U.S. Supreme Court has held that this represents a clear case of a taking and compensation is due. But, what about the government regulation which allows the property owner to remain on the land, but limits the owner's use of it?



Courts have acknowledged that government has authority to impose some regulations in the interests of protecting public health, safety and welfare. This authority is generally described as police power

authority. In *Euclid v. Ambler Realty Co.* (1926), the U.S. Supreme Court established that municipal zoning was a legitimate exercise of the police power. The U.S. Supreme Court has also recognized limits to these powers. In the words of the Court in *Pennsylvania Coal Co. v. Mahon* (1922), "while property may be regulated to a certain extent, if regulation goes too far it will be recognized as a taking." These very restrictive regulations are known as "constructive" takings. Whether or not a particular regulation amounts to a "constructive" taking under the U. S. or state Constitution is an issue which federal and state courts have struggled with for several decades.

*LOCAL LAKE CLASSIFICATION INITIATIVES
AND SHORELAND ZONING:*

More restrictive shoreland regulations associated with lake classification projects represent a continuation of the judicial and legislative policy of protection of public trust waters. Studies have documented that higher density of development along our state's shorelands has resulted in higher levels of polluted runoff, degraded water quality and loss of shore and near shore habitat for fish and wildlife. Larger setbacks and larger vegetation protection areas are designed to minimize these impacts on the resource and to fulfill the mandate of the Navigable Waters Protection Act. Specifically, s. 281.31 Wis. Stats. states that the purpose of shoreland regulations shall be "to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses and reserve shore cover and natural beauty".



ordinances continue to enjoy a strong presumption of validity.

WATER AND LAW NEWSLETTER, MARCH 1999
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HELP WANTED

THE PINE LAKE P & R DISTRICT IS AN EQUAL OPPORTUNITY EMPLOYER AND IS LOOKING FOR THE FOLLOWING:

PERSONS WHO ARE INTERESTED IN WORKING ON THE WEED HARVESTER, TRANSPORTER AND DUMP TRUCK DURING THE SUMMER MONTHS. ANYONE INTERESTED SHOULD FILE A WRITTEN REQUEST TO BE CONSIDERED FOR EMPLOYMENT. THESE REQUESTS SHOULD BE MAILED IN CARE OF PATRICK CORAGGIO, PO Box 296, HILES, WI 54511. ALL APPLICATIONS WILL BE GIVEN CONSIDERATION.

STARTING PAY IS \$8.00 PER HOUR.

VOLUNTEERS NEEDED

VOLUNTEERS ARE NEEDED TO HELP CHECK WATER CLARITY/QUALITY PERIODICALLY THROUGHOUT THE SUMMER. PERSONS INTERESTED SHOULD CALL CHAIRMAN VIC BURKEY AT 715-649-3320

If the value of the land is not eliminated and if the property owner continues to be able to make economic use of his or her land, there is significantly less risk that a taking will be found. Regulations which apply widely and which have an ecological basis are also likely to be upheld. U.S. and Wisconsin Supreme Court decisions would appear to continue to view shoreland zoning as a permissible and legitimate exercise of the police powers. Revised shoreland zoning standards through local lake classification is an extension of this idea. As codifications of the public trust doctrine, county shoreland zoning