

# WAUPACA CHAIN O'LAKES ASSOCIATION

P.O. Box 169, King, WI 54946

[www.waupacachainolakesassociation.com](http://www.waupacachainolakesassociation.com)

[chainolakesassociation@gmail.com](mailto:chainolakesassociation@gmail.com)



*Dedicated to preserving these unique spring-fed lakes  
and their surrounding environment for present and  
for future generations of residents and visitors.*



## SPRING 2018

### A HEALTHIER OTTMAN LAKE

*By Nancy Hetzer*

Decades ago Ottman Lake was known as Polly Lake. The lake was teeming with fish and wildlife. During several past winters, however, Ottman Lake suffered serious oxygen deprivation with consequential fish kills. A group of concerned Ottman Lake property owners joined together to protect the lake life year-round (POLLY). Their goal is to prevent another freeze-out, oxygenate the water, and keep the fish alive and the lake sustainable. Based on advice from DNR personnel, aeration of the waters was the best course of action.

Ottman Lake is part of the Chain O'Lakes and homeowners are members of the Waupaca Chain O'Lakes Association. Although Ottman Lake is not navigable from the rest of the Chain by boat, it is connected by Ottman Creek, a small flow of water into Youngs Lake. Keeping these waters healthy is a priority for all Chain residents since these waters are part of the system we all enjoy.

Ottman Lake property owners approached the Waupaca Chain O'Lakes Association with a request to support a project to improve the health of the lake. The Board assisted the project by providing a generous contribution of \$603 for the DNR permit needed to allow the project to go forward. The Chain O'Lakes Foundation also contributed toward the project. The remaining costs are being covered by personal donations from the Ottman Lake property owners.



*Ottman Lake this winter, courtesy of Jeff Treu*

On October 26, 2017, after about a year and a half of efforts to plan the project and obtain the permit, an aeration system was installed by Aquatic Biologists, Inc. of Fond du Lac.

They will return during the winter to measure the oxygen levels in Ottman Lake. Oxygen levels in late winter are most often the lowest of the year.

The aerator will keep an area of water open during winter months to allow an increased source of oxygen, which is necessary to maintain quality marine life. The open water has been surrounded with safety rope, signage, and reflective marking by Ottman Lake property owners for safety purposes.

The Ottman Lake property owners have great confidence that their efforts to protect Ottman Lake life year-round will benefit the Chain O'Lakes for generations to come and want to thank all who have helped in this mission.

*Please be aware that aeration systems are regulated by the DNR, are subject to specific requirements, and may not adversely impact the public or your neighbors.*

## A MESSAGE FROM SHARON

Greetings!

For the past year as I've traveled around the Lakes "For Sale" signs have brought moments of reflection. In the 1930's my grandparents who lived in Stevens Point bought land on Round Lake, built a cottage and a boathouse which they nicknamed "Havanap". As a kid running around here in the 60's it seemed as if everyone knew a cottage by a "family" name or its nickname, some homemade signs displaying these names can still be found around the Lakes. The cottages may have been seasonal or rentals but the love for the Lakes generational. Now, in meeting new people through initial conversations aided by curiosity we discover that we or our relatives probably crossed paths on the Casino dance floor or cruising the Lakes. For many of us it's the foundation for new friendships. The "For Sale" signs also remind me that a generation that donated their time and energy to be the overseers of these wonderful Lakes are moving on. We are grateful and say thank you. Over the past few months our Association has been contacted by the enthusiastic and excited new residents and to them we say "Welcome!"

Whether your shoreline has generations of memories or new adventures to be had our Association depends on all of us to be vital. Those before us believed in our Association's mission...**Dedicated to preserving these unique spring-fed lakes and their surrounding environment for present and for future generations of residents and visitors.** Carry on.

*Sharon Peterson*  
President

## NEW EXECUTIVE SECRETARY

After 18 years of service to the Association, 13 years as Executive Secretary, Kay Ellis stepped down to pursue other interests last summer. The Association is grateful to Kay for all her years of dedication and wishes her all the best in her future endeavors! Lorraine Koeper has been busy at work as the Association's new Executive Secretary. Lorraine can be reached at [chainolakesassociation@gmail.com](mailto:chainolakesassociation@gmail.com)

## DUES ARE NOW DEDUCTIBLE

The Association is pleased to report that it received a determination from the Internal Revenue Service that it is an exempt organization as described in Section 501(c)(3) of the Internal Revenue Code, which means that membership dues paid to the Association are now tax deductible to the extent permitted by law. The determination is retroactive, so members may deduct dues that were paid during 2017 on their 2017 tax returns.

## NEW MEMBERSHIP FORMS

For your convenience, the Association's membership forms included with the newsletter mailing have been personalized to include your membership information and directory information for publication in the Who's Hoo. The form also lets you know whether your membership is up for renewal this year or in a future year. Kindly review the information for accuracy and indicate any changes on the form and return in the envelope provided. Please circle any information, other than mailing addresses, you do not wish to be included in the Who's Hoo directory.

## DUES INCREASE

As discussed and recommended by a vote of the members at last year's annual meeting, the Association's Board has raised membership dues for the first time in almost 15 years. Beginning in 2018, annual dues will be \$35 and a three-year membership will be \$100. The good news is, as reported above, dues are now tax deductible. The Association values and relies on the continued support of its members.

## NAME/ADDRESS ARROW SIGNS

As signboards deteriorate, the Sign Committee will replace the boards periodically. There is one sign listing per Chain property. Sign listings can be either: 1) last name only; 2) one initial and a last name (this is the way most signs are currently); or 3) two last names separated by a /. If you are a new member who needs a sign, or if you want the name on your current sign to be changed the next time the signs are replaced, or if you do not want your name on a sign, kindly complete the bottom of the membership form.

## ASSOCIATION EMAIL BLASTS

Beginning in August of 2017, the Association started using occasional email blasts, one every two or three months, to communicate with members on a more timely and cost-effective basis. Subjects of recent email blasts included: notice of the annual Lake District meeting and information on the aquatic invasive species to be discussed; information on the need to limit water consumption when power is out at the sanitary district pumping stations even if you have your own generator; the announcement of tax deductibility of membership dues for 2017; and notice of an informational meeting that was held in January regarding proposed changes to the Waupaca County zoning ordinances.

If you have not been receiving these messages, please be sure your email address is included on your membership form or email the Association. You can unsubscribe at any time. If you do not wish your email address to be printed in the Who's Hoo directory, simply circle it on your membership form.



## CHAIN SANITARY DISTRICT REPORT

*By Bob Ellis*

The Waupaca Chain O'Lakes Sanitary District was formed in 1974 and the infrastructure was completed in 1976. This sewer system contributes greatly to the health of the Chain. Recently the Sanitary District moved to a different office in Waupaca. If you pay your bill in person or want to attend one of the District's monthly meetings, the new address is 644 Hillcrest Drive, Suite 2.

If there is a power outage in the Chain area, one or more of the many pumping stations could lose power and sewage flow could be interrupted. Every pump is part of the District's security network and pumps are in constant communication with each other and with the central system. Failures are reported immediately. Pumping stations do not have individual generators due to the tremendous costs. Chain property owners using private generators should limit water usage to absolute necessities until power is restored.

## 2017 REAL ESTATE UPDATE

*By Joe Udoni*

The 2017 real estate market on the Waupaca Chain O' Lakes will be recognized as another year of positive sales momentum for our special hidden treasure. The overall number of sales for 2017 is 34 sales comprised of 33 homes and 1 vacant lot. The sales prices range from \$175K to \$1.65 million. These numbers represent an increase in units sold from 31 in 2016 but most significant is the number of homes over \$1 million that sold this year. 2017 will be remembered as the year the Chain market recorded 5 sales over 1 million with 1 home selling twice in 2017. These numbers show the overall demand for the Chain O'Lakes lifestyle is still strong and growing. The renewed interest in homes above 1 million is very encouraging but those buyers are motivated only if the properties offer features and locations to support the prices.



Inventory levels have continued to tighten over the past year. There are currently 19 homes and 5 lots available for sale compared to 29 homes and 6 lots last year. As the inventories tighten, many buyers are opting to wait on the sidelines until the perfect property that fits their needs becomes available. These market conditions have helped overall pricing to firm up on the most desirable properties and created some challenges for other properties as buyers look for value opportunities for motivation.

The comparative analysis of the market indicates that the market is stable and firming up:

Average Days on Market is down from 268 days in 2016 to 256 days in 2017

Average selling price is up to \$588K in 2017 from \$553k in 2016

Average value per square foot is \$281 in 2017 up from \$261 in 2016

Average sales price as a % of List price is steady at 93% for both 2016 & 2017

In summary, positive economic conditions, a favorable lending environment, and a healthy balance of supply and demand have contributed to the solid buyer activity we've experienced on the Chain. As these market conditions remain stable in 2018, so should our local real estate market.

## SAFETY ON THE CHAIN

### PATROLLING ON THE CHAIN

The Waupaca County Sheriff's Office Water Patrol spent 658 hours on the Chain during 2017, using 298 gallons of fuel at a cost of \$1,150. There were 498 contacts/inspections (up from 334 in 2016) with 32 citations, 35 written warnings and 392 verbal warnings issued (as compared with 34 citations, 89 written and 337 verbal warnings in 2016). Citations and warnings were issued most frequently for failure to comply with personal flotation device (pfd) requirements and navigation violations, such as speed, negligent operation, violation of water ski hours, etc.

In addition, officers assisted 13 disabled vessels including: a capsized sailboat with three occupants in the water; a parked boat that had been struck by an intoxicated boater who left the scene of the accident but was later located and arrested by an officer; and an accident involving two vessels – thankfully there were no injuries in these incidents but approximately \$4,500 in damage resulted from the last accident.

DNR Wardens also patrol for environmental and safety issues. If you have concerns about any Chain activities, contact the **Water Patrol at 715-258-4466, DNR Warden Jonathan Kaiser at 715-281-9465** or [jonathan.kaiser@wisconsin.gov](mailto:jonathan.kaiser@wisconsin.gov), or the DNR anonymous tip line, 1-800-TIP-WDNR. **Thank you to the Water Patrol Officers and DNR Wardens for their continued efforts to keep the Chain O'Lakes safe!**



### BE AWARE

As in any community, one of the best ways to deter property crime is for neighbors to be aware of what is going on around them. If you observe any unusual activity in progress, call 911. If it is after the fact, the Sheriff's Department asks that you call 715-258-4466 and provide as much information as possible, such as description of activity, persons involved and their clothing, vehicle information (license plate, color, make), direction of travel, etc. Of course, always acquire this information in a safe manner. You can also call the Waupaca County Crime Stoppers at 888-258-9955. Your name will be kept anonymous and you may qualify for a reward.

### DO I NEED A COURSE TO DRIVE A BOAT? Yes if you are under 30!

For more than a decade now, Wisconsin law has required that anyone born after January 1, 1989 may operate a motorboat or personal watercraft ("PWC") only after completing a boater safety course accepted by the DNR. So, if your children or guests under 30 plan to drive a boat on the Chain this year, check if they have taken a course (it can be taken online or in person). Once completed, **they must carry the course certificate on board when operating.** Go to <https://dnr.wi.gov/education/outdoorskills/safetieducation.html> under boating to learn more about available courses and rules for those under 16.

### WHAT PFDS DO I NEED?

- Every person on board a PWC must wear a Personal Flotation Device ("PFD")
- All vessels, including canoes, kayaks and paddleboards must have at least 1 wearable life jacket for each person on board
- All boats 16 feet or more (not including kayaks, canoes or paddleboards) must also have a throwable PFD accessible on board



### RULES TO REMEMBER

**OWI Testing:** Anyone who operates a vessel In Wisconsin is deemed to have given consent to an alcohol and/or drug test. It is illegal for a person to operate a motorboat or PWC or use water skis, etc. under the influence of a controlled substance or with a blood alcohol concentration of 0.08% or greater. Even a first offense can have serious and expensive consequences.

**Slow Towing:** Pulling a person behind a motorboat on an inner tube or similar equipment is considered skiing – even if you are going slowly! It is illegal in channels and no-wake lakes.

For more information, download the [Handbook of Wisconsin Boating Laws & Responsibilities](#) from the DNR website: [dnr.wi.gov](http://dnr.wi.gov), or pick up a copy from the County Clerk, Hartman Creek State Park Office, or at the Association's Annual Meeting.

## A Q&A ON THE LAKE DISTRICT

### **What is the “Lake District”?**

The Chain O’Lakes Protection and Rehabilitation District (the “Lake District”) was formed in 1991. It is an independent governmental body managed by a seven-member Board of Commissioners. The Board holds quarterly meetings in Farmington Town Hall and an annual meeting in August in Marden Memorial Center at the Veterans Home in King. As opposed to the Waupaca Chain O’Lakes Association, which is a voluntary membership organization, membership in the Lake District is mandatory for owners of properties within the district (which includes all of the Chain O’Lakes). The Lake District is funded by annual property tax levies and Department of Natural Resources (“DNR”) grants.

### **What are the Lake District’s responsibilities?**

Per chapter 33 of the Wisconsin statutes, the Lake District Board is responsible for: initiating and coordinating research and surveys for gathering data on the lakes and related shorelands; planning and carrying out lake protection and rehabilitation projects; securing the cooperation of area government officials for enacting ordinances deemed necessary by the Board; and maintaining liaisons with officials of state government.

### **What are some of the past projects undertaken by the Lake District?**

The first major Lake District project was the reconstruction of the channel between Columbia and Dake Lakes. The next project was the purchase and demolition of the old motel on County Q by the channel. This was accomplished with the aid of a DNR grant. The open lakefront land was donated to the Waupaca County Park system and is now used for a picnic area and canoe/kayak launch. That project was followed by years of applying for and receiving DNR grants to treat areas of aquatic invasive species in the Chain.

### **What has been a main area of focus for the Lake District in recent years?**

Issues related to aquatic invasive species and satisfying grant requirements have demanded the most attention from the Lake District in recent years. For many years, specific areas of Chain lakes have been treated for invasives, such as Eurasian Water Milfoil, Curly Leaf Pondweed and Purple Loosestrife.

### **What is Eurasian Water Milfoil?**

Eurasian Water Milfoil (“EWM”) is a harmful invasive species that typically has 12 to 21 pairs of leaflets. The native Northern Water Milfoil, with which it is often confused, usually has only five to nine leaflet pairs. A Eurasian Water Milfoil-Northern Water Milfoil Hybrid has also been confirmed to be present in certain lakes on the Chain. EWM can form thick underwater stands of tangled stems and floating vegetation mats on the



*Eurasian Water Milfoil, courtesy of DNR*

surface of water bodies, preventing light penetration for native aquatic plants. It regenerates from rhizomes, fragmented stems and axillary buds that develop throughout the year. Removing native vegetation creates perfect habitat for invading EWM. Studies were conducted in 2017 and EWM and Hybrid Water Milfoil were found in the lower Chain, but were not observed in the Upper Chain.

EWM has proven to be one of the more challenging invasives to treat. 2017 was the first year that the DNR permitted whole-lake treatments. Using the Wisconsin point intercept standardized sampling technique, pre-treatment surveys were done on the Chain. Dake, Miner and Otter Lakes were chosen for treatment and were permitted by the DNR. While there was some impact on water lilies, the lilies are expected to return as native plants have cycles. Selected areas of Columbia also were treated. Waupaca County’s Land and Water Department performed flow studies at the mouth of the Crystal River and at

Beasley Creek's entrance to Beasley Lake to determine how long chemicals might be retained in Bass, Beasley, Youngs, and Long, which are being considered for 2018 treatment. During the spring, areas in Round, Lime Kiln and Taylor Lakes will be inspected for possible treatment as well. Any consideration of potential control or treatment first must go to the Lake District's Board for discussion and possible recommendation and then to the DNR for review and possible permitting. The DNR has final authority regarding treatment and permitting.

### ***Is Curly Leaf Pondweed a problem?***

Curly Leaf Pondweed ("CLP") grows entirely as a submersed aquatic plant with no floating leaves. Leaves are alternate, toothed, oblong, wavy edged, and have a visible mid-vein. CLP tolerates low light and low water temperatures and can grow in shallow, deep, still, or flowing water. Last year studies were done again to document the presence of CLP, which was found in the Lower Chain and in Manomin and Pope Lakes in the Upper Chain. At the Lake District's 2017 annual meeting, the consultant indicated that although CLP is present in most lakes, it is not a major problem.



*Curly Leaf Pondweed, courtesy of DNR*

### ***What success has there been combating invasive Purple Loosestrife?***

Purple Loosestrife ("PL") requires full sun and wet "feet." It thrives in wet soil. Because it grows rapidly and can have as many as 2.7 million seeds per plant, it quickly overtakes and out-competes native plants. Bio-control involves using plant predator beetles to eat PL. It is inexpensive, natural and can become self-sustaining and self-disseminating, even in hard-to-reach places, with minimal disturbance to wetlands.



*Purple Loosestrife, courtesy of Sue Eiler*

PL growth on the Chain has been greatly reduced due to the efforts of Sue Eiler of Manomin Lake and volunteers. Eiler personally gathers beetles and PL plants, nurtures the beetles and determines when the plants and beetles are at the proper growth stage to be released to consume PL. Last summer Eiler and Alice Hallin, both Wisconsin Master Naturalists, spent several hours depositing plants and beetles in Chain locations with the heaviest concentrations of

PL. The Lake District is most grateful for the special efforts of Eiler and Hallin.

### ***Besides tax dollars and volunteer hours, how does the Lake District fund its activities?***

Lake District Board members and volunteers complete extremely complicated and time-consuming applications for DNR grants to help fund projects. The Lake District was awarded three recent grants:

- A 3-year Treatment grant continuing through June of 2020 for treatment and prevention of aquatic invasive species. Volunteers, working with consultant, Onterra, LLC, and the Waupaca County Land and Water Conservation Department analyze water samples and determine the optimum timing for chemical treatment, which usually occurs between late May and mid June.
- A 2-year Lake Management and Planning grant to be completed in June of 2018, which provided for creation of a Management Planning Committee comprised of Lake District Board members and volunteers who worked with Onterra to develop a survey and management plan specifically for the Chain O'Lakes. The results of the 2017 survey will be posted on the Lake District's website.
- An annual grant for the statewide watercraft inspection program Clean Boats, Clean Waters, which is designed to take a front line defense against the spread of aquatic invasive species. To qualify for

the grant, the Lake District must have a minimum of 200 inspection hours. While the Lake District began the program using volunteer inspectors, it hired a CB/CW coordinator to perform the inspections at the Taylor Lake boat ramp for the last two summers and will continue to do so this summer.

### **What can property owners do to help protect the Chain?**

While the Lake District is responsible for protecting the Chain O'Lakes, property owners share this responsibility. The spring rains in 2017 contributed to more plant growth than during many past years, but the biggest negative factor affecting the lakes continues to be shoreland development. The marl in Chain lakes plays an important and positive role by pulling phosphorous to the bottom of the lakes and increasing water clarity. However, the marl can handle only so much. Chain property owners need to expand native shorelines and increase coarse woody habitats to improve water quality. If your property has grass to the shoreline, simply do not mow the first 35 feet from the water's edge and do not fertilize in this area. These two simple steps will help prevent nutrients from entering your lake. You can apply for a Healthy Lakes Grant to improve your shoreline. Grants are available for installing native plantings, creating rain gardens, diverting water runoff, providing infiltration areas and adding trees to the near shore area to restore woody habitat. Contact the Waupaca County Land and Water Conservation Department at 715-258-6245 for specific grant information.

For more information on the Lake District or to contact the Lake District, go to its website: [waupacachainolakesdistrict.com](http://waupacachainolakesdistrict.com)

### **IF YOU HAVE AN INTEREST IN AQUATIC INVASIVE SPECIES AND WATER QUALITY ON THE CHAIN Get Involved and Join the Association's Water Quality/Invasive Species Committee**

A few words from our local DNR specialists on what property owners can do about Eurasian Water Milfoil:

- You may hand pull or rake only a 30 foot wide area of aquatic plants; however, non-native EWM can be pulled wherever it is found. All pulled plants must be removed from the water.
- **No property owner may use any chemical treatment without a DNR permit.** If a permit is granted, any chemical may only be applied by someone licensed by the Department of Agriculture, Trade and Consumer Protection. This is required to ensure that the chemicals used are safe for use in water, that the chemical is applied correctly, and that no lasting harm is done to the lake's ecosystem.

### **SHORELAND ZONING 2018**

Over the last couple of years, the State of Wisconsin has enacted legislation providing that any county's shoreland zoning ordinance may not regulate a matter more restrictively than the matter is regulated by the zoning standards in the Wisconsin Administrative Code. One of the primary intentions of the statutory changes was for a property owner to be able to keep what they have and experience uniformity in shoreland regulations throughout the state. As a result, if a structure is a legal non-conforming structure, in most cases it can be maintained repaired, replaced, restored, rebuilt or remodeled within the existing footprint.

The statutory changes have changed the way boathouses, impervious surfaces, mitigation, existing non-conforming structures, and view corridors are regulated and have also introduced setback averaging for the 75-foot shoreland setback standard. One of the key components of Waupaca County's shoreland zoning ordinance is mitigation, which allows for development of a property while maintaining land use practices intended to protect the Chain O'Lakes. Since these regulations can affect individual properties in different ways, it is recommended that you contact the Waupaca County Planning and Zoning Office at 715-258-6255 prior to beginning any project.

## 2018 ANNUAL MEETING NOTICE

The Association's Annual Meeting of Members will be held at **9 am on Saturday, June 23<sup>rd</sup>, in Marden Memorial Center at the Wisconsin Veterans Home in King**. All members are encouraged to attend. The meeting will include presentation of the proposed budget, recognition of the scholarship recipient, elections, an opportunity to hear concerns of the members and, if possible, an educational program. The agenda will be posted 30 days prior to the Annual meeting on the Association's website. Other matters not on the agenda may be considered at this meeting on an advisory basis.

### BOARD NOMINATIONS

Association By-Laws state that election of Directors shall take place at the Annual Meeting and that the Board shall nominate candidates to fill Board vacancies. As of this printing, nominees for the 2018-2021 term are: Lorraine Koeper, Sharon Peterson, and Bob Underberg. Any five Association members may nominate an additional candidate by submitting a written nomination to the Executive Secretary before May 9th. If nominations are contested, candidate names will appear on ballots provided at the Annual Meeting.

### ANNUAL MEETING DATES

Dayton Township	Tuesday, April 17, 6:00 pm	Dayton Town Hall
Farmington Township	Tuesday, April 17, 7:00 pm	Farmington Town Hall
Chairpersons		
Appreciation Breakfast	Saturday, May 19, 8:30 am	Details to come
Association	Saturday, June 23, 9:00 am	Marden Center, Veterans Home
Lake District	Saturday, August 11, 9:00 am	Marden Center, Veterans Home

**Thank you to the following newsletter contributors, editors and proofreaders:** Jonathan Kaiser, Scott Koehnke, and Christopher Kolasinski, DNR; Bryan Stelzner, Water Patrol; and members Sue Eiler, Nancy Hetzer, Jim Koeper, Lorraine Koeper, Carl Nelson, Sharon Peterson, Jeff Treu, Joe Udoni, and Bob Underberg.

**ASSOCIATION BOARD:** Dick Conover, Jack Fulcher, Susan Gaastra (Treasurer), John Hebring, Lorraine Koeper (Executive Secretary), John Miller, Carl Nelson, Sharon Peterson (President), Joe Udoni and Bob Underberg (Vice President).

### MAKE A CHARITABLE CONTRIBUTION TO THE ASSOCIATION

Now that the Association has received its tax exempt status as a 501(c)(3) organization, consider making a tax-deductible charitable contribution in addition to your continued tax-deductible membership support.

### MEMBERS ARE "IN THE KNOW"

Over the last several months, the Board has been working on updating Board committees to address a broad array of issues important to our community. As an Association member, you are eligible to join any of these committees. Through Board communications with the Lake District, and the Townships of Dayton and Farmington, email blasts, committee involvement, etc., Association members can have a voice and stay "in the know" about the goings on around our Chain O'Lakes – one more important benefit of membership.

Would you like to become more involved with the Association? We are currently putting a pool of names together of people who might be interested in serving on the Association's Board now or in the future. If this sounds like you, please contact Sharon Peterson or email [chainolakesassociation@gmail.com](mailto:chainolakesassociation@gmail.com)

**Short-term Technology Help Requested:** If you are technically inclined, the Association's Website Committee could use your guidance and advice as it transitions the website. There's no timeline or large time commitment; just some gentle guidance would be greatly appreciated. Email if you can help.