

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 PAC  
4 West Bend, WI

July 12, 2006  
1:50 p.m.

5  
6 Present: John W. Stern, Kenneth W. Brandt, Melvin K. Ewert, Charlene S. Brady, Daniel R. Knodl,  
7 and Donald J. Berchem.

8  
9 Excused: Mark T. McCune.

10  
11 Also present: Administrator Paul Mueller, Inspector-In-Charge Phillip Gaudet, Landscape Designer  
12 Cindy Leinss, County Attorney Kimberly Nass, County Clerk Brenda Jaszewski, and Deputy County  
13 Clerk Jennifer Squires.

14  
15 Chairman Stern called the meeting to order and read the Affidavit of Posting.

16  
17 **PUBLIC HEARING**

18 **Brian L. and Tanya Hodorowski, SW ¼, Sec. 8, Town of Jackson – Conditional Use Permit for**  
19 **excavating, filling or grading in a Shoreland/Floodplain Zoning District (address 4120 Jackson**  
20 **Drive, Jackson – berm, fill single family home).**

21 Appearance: Greg Prostek, Contractor, Brian & Tanya Hodorowski, owners, Jair & Elizabeth Wendt,  
22 neighbors.

23  
24 Ms. Jaszewski read the Notice of Public Hearing. Mr. Gaudet stated that previously, PCPC approved a  
25 certified survey map for this project, contingent upon the house and fill surrounding the house be at  
26 least 5 feet above floodplain, or the owners could have a survey to redelineate the floodplain. During  
27 the construction period, the previous administrative permit expired. Mr. Prostek stated that he is the  
28 second contractor on this home and when he took over, the basement was filled with water. Plans were  
29 redesigned and Mr. Prostek's design raised the home 4 feet from the old plan, created a 5 ft. berm  
30 approximately 15 feet from the home, and changed the back basement wall from concrete block to a  
31 framed wall, which includes windows and a patio door. In addition, there are two french drains to  
32 eliminate any water problems in the basement. Mr. Prostek stated that the Town approved the new  
33 plans and he was unaware that the original administrative permit from Washington County had  
34 expired.

35  
36 Mr. Prostek and the owners are requesting PCPC grant the conditional use permit without the  
37 requirement to have the 5 ft. fill adjacent to the home. They believe the current berm accommodates  
38 the County's requirement. The public hearing was closed.

39  
40 Mr. Gaudet stated that County Code requires the 5 ft. fill be adjacent to the house and suggested that if  
41 the Committee decides to approve the conditional use permit, the plan should at least be presented to a  
42 licensed Architect or licensed Engineer to sign off on the plan stating that the design will protect the  
43 house regarding the floodplain. Mr. Stern stated the previous PCPC approved the certified survey map  
44 with contingencies and he is against changing the conditions.

45  
46 Moved by Mr. Brandt, seconded by Mr. Ewert to approve the conditional use permit contingent upon  
47 approval of the site plan by a licensed Engineer. Motion failed for lack of a majority. Voting Aye:  
48 Mr. Brandt, Mr. Ewert, Mr. Knodl. Voting No: Mr. Stern, Mr. Berchem, Ms. Brady.

49

1  
2 **OBJECTING AUTHORITY SUBDIVISION – FINAL PLAT**

3 **Isabelle Farms, part of the SE & SW ¼ of the NW ¼ and part of the SW & NE ¼ of the NE ¼,**  
4 **Sec. 17, Village of Germantown – 21 lots (Stanich Dev. Corp. – Owner)**

5 Appearance: Michael Berry, Surveyor

6  
7 Mr. Gaudet presented a plat map indicating the location of the subdivision. Each lot is proposed to be  
8 a minimum of five acres. Staff recommendations include establishing benchmarks for each lot,  
9 shoreland/wetland district to be shown on the plat map, and obtaining approval from the Highway  
10 Department for access to Highway Y. The issue of this subdivision creating a portion of a neighboring  
11 property becoming land locked was discussed, but that matter is not under the jurisdiction of this  
12 Committee.

13  
14 Moved by Ms. Brady, seconded by Mr. Ewert to postpone any recommendations regarding the  
15 objecting authority subdivision for Isabelle Farms until July 26, 2006. Motion carried.

16  
17 **APPROVING AUTHORITY SUBDIVISION**

18 **Prairie Meadow Estates II, NW ¼, Sec. 28, Town of Jackson – Final Plat Review – Approving**  
19 **Authority (Louis M. Herro, Owner)**

20 Appearance: Louis Herro, owner

21  
22 Mr. Gaudet presented a plat map indicating the location of Prairie Meadow Estates II. This is a re-plat  
23 of three lots. Soil tests have been completed and sites are suitable for POWTS. Staff has no concerns  
24 regarding the re-plat.

25  
26 Moved by Ms. Brady, seconded by Mr. Ewert to approve the final plat for Prairie Meadow Estates II in  
27 the Town of Jackson. Motion carried.

28  
29 **LEONARD J. YAHR COUNTY PARK - DEVELOPMENT**

30 **• Project status report**

31 Ms. Leinss provided a brief history of the development of the Leonard J. Yahr County Park.

32 Ms. Leinss explained that Phase I Development of Yahr Park includes development of the entrance,  
33 parking lot, Orchard Valley Road, beach, fishing pier, boat launch, paved walkways, dry hydrant and  
34 utilities in park.

35  
36 **• We Energies Easement – resolution**

37 County Attorney Kimberly Nass presented a draft resolution for a Grant of Easement - We Energies  
38 for a line of utilities that will run through Yahr Park.

39  
40 Moved by Mr. Knodl, seconded by Mr. Berchem to forward the Grant of Easement – We Energies  
41 resolution to the County Board after final review by the County Attorney. Motion carried.

42  
43 **• Dry Hydrant Installation – Fillmore Fire Department – agreement and resolution**

44 The Fillmore Fire Department will be installing a dry hydrant in the lake at Yahr Park to obtain water  
45 to distinguish fires. Ms. Nass is currently working on the agreement, resolution and waiver of liability.

46 Ms. Nass is hopeful to present a draft of the agreement and resolution to this Committee at the  
47 July 26, 2006 meeting.

1 **APPROVAL OF MINUTES**

2 Moved by Mr. Brandt, seconded by Mr. Ewert to approve the minutes of June 16, 2006, as presented.  
3 Motion carried.

4

5 **ADJOURNMENT**

6 Moved by Ms. Brady, seconded by Mr. Ewert to adjourn at 3:10 p.m. Motion carried.

7

8

9

Brenda J. Jaszewski, County Clerk