

STATE OF WISCONSIN
OZAUKEE COUNTY
DEPARTMENT OF PLANNING, RESOURCES & LAND MANAGEMENT
BOARD OF ADJUSTMENT

April 4, 2006 - 10:25 a.m.
Ozaukee County Administration Center
Port Washington, Wisconsin
Reported by: Liane Baranek, RMR

Board Members Present:

Bernadyne Pape, Chairman
Paul Brunnquell
Steve Castner
John Riordan
Catherine Stern

Also Present:

Ed Pfister - Department of Planning, Resources
& Land Management

Agenda:

Harry E. Dowe, Jr. and MLG RE 2002 - Special Exception
Permit (Page 2). Present: Brett Haney, Ben Fuller,
Joe Bukevich, Mr. & Mr. Raj Sharma, Jo Ann Kuenn,
Karen Engel.

Chad Jefferson Trust and Scott Thiel, Builders -
Special Exception Permit (Page 23). Present: Scott
Thiel, Barb Beattie.

LIANE M. BARANEK, RMR
Baranek & Stanke, Court Reporters
262-284-3869
262-679-3069

P R O C E E D I N G S

1
2 MRS. PAPE: We'll convene the Board of
3 Adjustment Committee again, and we met at 8:45 and
4 then went out on the site inspections.

5 Mr. Pfister, Ed, has the news media,
6 neighbors, general public, applicant and property
7 owners been notified of this meeting?

8 MR. PFISTER: Yes.

9 MRS. PAPE: Thank you. The Board
10 meeting and public hearing are open to the public.
11 Anyone may address the Board providing they are
12 recognized by the Chairperson, identify
13 themselves, and print their name on the attendance
14 sheet, please. Adequate time will be provided to
15 address the Board regarding the various requests.

16 The hearing is being recorded by a court
17 reporter. Therefore, I ask that you do not
18 interfere, interrupt or interject comments while
19 another person has the floor. Please speak one at
20 a time so the court reporter can accurately record
21 the meeting, and so the first case that we have,
22 do you want to read?

23 MR. PFISTER: The request for special
24 exception by Harry E. Dowe, Jr., owner, and MLG RE
25 2000, Ben Fuller as designer/agent for filling,

1 grading and excavating in excess of 2,000 square
2 feet within the shoreland area of Ozaukee County
3 to construct roads/stormwater ponds and grade lots
4 of proposed Waterstone Subdivision in accord with
5 Section 7.072 of the county ordinance.

6 Total disturbed surface area is 24.55
7 acre-feet, estimated cut volume is 31,162 cubic
8 yards, estimated fill volume is 21,683 cubic
9 yards, net 9,479 cubic yards cut.

10 MRS. PAPE: Thank you. Is there anybody
11 here that would like to present the case before
12 the Board?

13 MR. HANEY: Brett Haney, Ben Fuller and
14 Joe Bukevich from MLG, and we're the developers of
15 the subdivision, Waterstone. We have
16 approximately -- we have 25 lots on approximately
17 72 acres. That is located in the Town of Grafton,
18 and the lots are going to average about an acre in
19 size and it's going to be underneath the town
20 RCDO, conservation subdivision ordinance, and
21 we're happy to answer any questions that the Board
22 might have.

23 MRS. PAPE: Is there anybody else that
24 would like to state their concerns or have any
25 questions? You would be allowed to speak.

1 MR. SHARMA: My name is Raj Sharma, and
2 my site, my lot is on Ulao Road and Highway C, or
3 what?

4 MRS. SHARMA: Northwest corner.

5 MR. SHARMA: Yeah, northwest corner. I
6 would like to see whether my land is being
7 adversely affected or not by that.

8 MRS. SHARMA: We do not want the water
9 to be coming to that land. I know it doesn't look
10 like that is going to, but still, you know--

11 MR. SHARMA: We want to know if we are
12 affected.

13 MRS. PAPE: We have your concerns.
14 Thank you.

15 MR. SHARMA: Thank you.

16 MRS. SHARMA: It should be written in
17 there that it should not adversely affect that
18 land, the water, water part. We don't want a big
19 pond over there.

20 MRS. PAPE: We'll be concerned about
21 that, and you are?

22 MS. KUENN: Jo Ann Kuenn. I'm a
23 neighbor actually across the street from the
24 development. I guess my concern is how this is
25 going to be laid out and where the entrance to the

1 subdivision is going to be, and because it's
2 Highway -- if it's coming off of Ulaio Road or
3 Highway C.

4 MRS. PAPE: You want to get your plan
5 out on the table, please?

6 MR. HANEY: We do have one entrance off
7 of Ulaio Road and one entrance off of Highway C.

8 MR. RIORDAN: Could you point to those?

9 MR. FULLER: This is north here, so this
10 area, part of the site is north. This is the
11 entrance off of Ulaio Road, and then Highway C.
12 The entrance is on the south side of the
13 subdivision.

14 MRS. PAPE: And where are you located?

15 MS. KUENN: Probably towards the --
16 maybe midway in the subdivision there.

17 MRS. PAPE: Across the road.

18 MS. KUENN: Across the road. The other
19 thing I wanted to know was where the utilities and
20 what utilities are being brought in.

21 MR. HANEY: The subdivision is going to
22 be served by well and septic systems. We are
23 going to have electric, cable, standard, but it is
24 going to be private on-site septic systems.

25 MS. KUENN: Is there going to be natural

1 gas coming in?

2 MR. HANEY: Yes, there will be gas. I
3 believe that it will be extended down Highway 60.
4 We're not -- I can't tell you the exact location
5 that the gas company would extend it from.

6 MR. FULLER: We have sent in the
7 application for electric and gas to WE Energies
8 but it's still in the design stage so we don't
9 have too many details.

10 MS. KUENN: So it would have to come on
11 the east on Ulao Road.

12 MR. HANEY: I believe the west, but
13 until we get the design from the electric and gas
14 companies, we don't know for sure.

15 MRS. PAPE: Do you have any other
16 questions?

17 MS. KUENN: No, I don't think so. You
18 said that entrance is on the south side
19 approximately. Where does that fall? There's a
20 farm. Is it closer to the farm?

21 MR. FULLER: The entrance -- the road is
22 going to come in off of Highway C between the
23 existing -- at one point, the farmhouse.

24 MR. BUKEVICH: Joe Bukevich, MLG
25 Development. The existing farmhouse is located to

1 the north of the proposed entrance, and then you
2 have the existing residence cut out of the
3 southwest corner of this parcel, and it will be
4 located halfway in between.

5 We had to be cognizant of driveway
6 separation for a public road so it's pretty well
7 locked into place.

8 MS. KUENN: So this is the property that
9 has the horses then.

10 MR. FULLER: Hm-hmm.

11 MS. KUENN: You have to do turn lanes
12 both ways?

13 MR. BUKEVICH: The county requirements,
14 we'll have to do acceleration, a deceleration and
15 a bypass lane at that entrance.

16 MRS. PAPE: Do you have any comment?

17 MS. ENGEL: Karen Engel. I'm also a
18 neighbor. Are there going to be turn lanes on
19 Ulao Road also on the north entrance to this?

20 MR. HANEY: I believe there will be
21 because that section is a town road. The town has
22 told us they're probably going to mirror the
23 county's requirements, so that's the likely
24 outcome of that as well.

25 MRS. PAPE: Well, we'll have to get back

1 to our concerns on the Board of Adjustment. We
2 deal with the land, and so could we, if it's all
3 right with everybody, we'll just have the staff
4 report now, please.

5 MR. PFISTER: Conditional use (special
6 exception permit) application by Ben Fuller of MLG
7 RE 2002 for Harry E. Dowe, Jr., et al, Town of
8 Grafton, T10N-R22E, part of the west 1/2 of
9 Section 21, Parcel Key Nos. 06-021-10-000.00 and
10 06-021-07-001.00 located on the west side of
11 County Trunk C on south side of Ulao Road.

12 The proposal is for filling, grading and
13 excavating in excess of 2,000 square feet within
14 the shoreland area of Ozaukee County to construct
15 roads/stormwater ponds and grade lots of proposed
16 Waterstone Subdivision (25 lots) in accordance
17 with Section 7.072 of the county ordinance. Total
18 disturbed area is 24.55 acre-feet, estimated cut
19 volume is 31,162 cubic yards, estimated fill
20 volume is 21,683 cubic yards, net 9,479 cubic
21 yards cut.

22 Findings:

23 - The Environmental Land Use Committee
24 reviewed and approved the preliminary Waterstone
25 town plat on March 21st, 2006 with conditions.

1 - Kathi Kramasz, DNR, has concurred with
2 Cedarburg Science on the wetland delineation on
3 the property.

4 - No wetlands will be directly impacted
5 by this proposed project.

6 The department recommends approval with
7 the following conditions:

8 1. An erosion control plan as shown in
9 the proposed preliminary plat is to be followed.
10 The erosion control plan shall be consistent with
11 the Construction Site Best Practices Handbook and
12 shall be installed at the start of the project and
13 be maintained until the soil is revegetated or
14 otherwise protected from erosion. The erosion
15 control barriers such as silt fencing shall be
16 removed after the exposed soil is adequately
17 revegetated.

18 2. The erosion controls must be in place
19 at the end of each workday. Erosion control shall
20 be inspected and maintained within 12 hours after
21 every 1/2-inch rain event in a 24-hour period.

22 3. No portion of the work may be
23 conducted in a manner to disturb or destroy any
24 wetlands identified on the site.

25 4. The permit shall be valid for one

1 year from the date of approval. The permit can be
2 extended or renewed only upon review and approval
3 by this Board. The request for an extension needs
4 to be in writing.

5 5. Obtain the necessary permits from
6 federal, state and local governments and follow
7 the conditions as stated in those permit
8 approvals. Copies of those permits, if required,
9 are to be filed with this department.

10 6. Notify the department within ten days
11 of completion to request a Certificate of Zoning
12 Compliance.

13 The Board and applicant must be aware
14 that if the project is approved, an appeal period
15 extends for 30 days after this hearing. During
16 that period, any interested party can appeal the
17 decision, either approved or denied, to circuit
18 court. Any work done prior to the appeal period
19 is at the applicant's own risk. End.

20 MRS. PAPE: Thank you. Committee, do
21 you have any requests of the planners?

22 MR. CASTNER: I have a question. These
23 folks that own the land northwest of the project
24 are concerned about water runoff. Could you
25 explain the direction of stormwater flow from this

1 project site?

2 MR. BUKEVICH: Absolutely. The site
3 generally flows from the northwest to the south;
4 more specifically, a high point through here.
5 Runs through a swale which goes to this wetland.

6 Years back some drain tile was broken on
7 purpose to create this pond, and I'm not sure if
8 that created this pond or not, but there's a
9 second pond right here. When this gets to a
10 certain elevation, the water flows to the south,
11 to the west, and continues heading to the south to
12 a second wetland location on the south side of the
13 property, and if you follow contours it keeps
14 heading to the south, so the way the land flows,
15 all the water is flowing away from your property
16 to the northwest on this site, and you will see
17 there will be ponds for water quality at this
18 location and quantity control at this location
19 prior to it going offsite. It will meet the
20 applicable stormwater ordinances.

21 MR. CASTNER: That will be attenuated to
22 what the -- what regional storm event?

23 MR. BUKEVICH: I believe it's the
24 hundred to the hundred; the hundred developed to
25 the hundred pre-developed. I'm not familiar with

1 that. I'm not the design engineer on that, but
2 that's typically what we see.

3 MR. CASTNER: Just as a matter of
4 curiosity, what are your price points going to be?

5 MR. HANEY: Right now there's actually a
6 subdivision just to the south. I believe it's
7 called Blanks Crossing. I believe their price
8 point is in the 170s approximately.

9 MS. KUENN: For how many acres?

10 MR. HANEY: Those are all acre lots as
11 well. It's a similar layout, similar zoning as
12 ours. I'd expect ours to be a little less or
13 equal to their price point, but we don't have our
14 costs yet so we don't arrive at the pricing quite
15 yet, but we're planning to do that within the next
16 month or two.

17 MR. CASTNER: Thank you.

18 MS. KUENN: If your lots are all one
19 acre, is that 71, 72 total?

20 MR. HANEY: 72, correct.

21 MS. KUENN: So the rest of the land is
22 all green space?

23 MR. HANEY: It's either preserved in
24 common open space or preserved as the original lot
25 lines.

1 MRS. SHARMA: Approximately 2.75 acres
2 to a house?

3 MR. HANEY: Yes.

4 MRS. PAPE: Committee?

5 MR. RIORDAN: A question. This plan
6 does include the creation of some stormwater ponds
7 according to the report. Where are they, the
8 stormwater ponds that are being created?

9 MR. BUKEVICH: The stormwater ponds for
10 the quality and quantity control are located
11 through that general route that I described
12 previously. We have one in the center and one
13 located across the road, and this will all be
14 drained through here to the south.

15 MR. RIORDAN: And we did have an issue
16 before, the earlier application, as to who is
17 responsible for maintaining these ponds, keeping
18 them clean, liability, and it seems to have
19 developed some sort of letter with the
20 municipality as a result of that.

21 Are you familiar with that, Ed?

22 MR. PFISTER: I would believe that a
23 condition of the plat approval was that a
24 statement be added to the plat indicating who was
25 responsible for the maintenance of those

1 stormwater ponds, so that will be part of their
2 final plat approval.

3 MR. CASTNER: Don't you have a
4 development agreement through the town?

5 MR. HANEY: We don't have a signed
6 development agreement yet. We have a draft that
7 we're working on right now with our legal counsel.

8 MR. CASTNER: That will provide for
9 permanent maintenance of the stormwater pond,
10 right?

11 MR. HANEY: Correct.

12 MR. CASTNER: Where does the stormwater
13 ultimately flow to when -- after it flows
14 off-site? Where does it discharge to? Does it
15 discharge to Lake Michigan or Ulaos Creek?

16 MR. BUKEVICH: I do not have that
17 information. I don't know that. The wetlands on
18 the south are part of a complex and I'm not sure
19 exactly where that ultimately ends up.

20 MR. RIORDAN: You're talking about over
21 here, correct, on this?

22 MR. HANEY: I believe actually we've
23 hired Cedarburg Science as consultants for the
24 project and they have come up with our plan for
25 the open space in terms of prairie plantings and

1 things of that nature, and I believe in the report
2 that they have done for us they did mention that
3 was part of the Ulaio Creek eventually, but as Joe
4 mentioned, there's a significant wetland to the
5 south that it does flow into.

6 MR. CASTNER: Could you explain the
7 areas that are labeled curvy biofilter device and
8 how they work?

9 MR. BUKEVICH: There will be smaller
10 sediment-type structures where they will be
11 depressed, the ground will be depressed on the
12 downsides part of the culvert eight to 12 inches,
13 and it will be restored with a wet -- a wet
14 tolerable-type of planting and that will be used
15 one, for sedimentation; two, for the plants to
16 absorb nutrients, allow for sedimentation before
17 it reaches a wetland, so it's one last filter as
18 part of the overall site design to help keep the
19 wetlands in the condition that they are in right
20 now.

21 MR. CASTNER: It filters off the
22 sediments from the road and so forth and it also
23 encourages infiltration of water into the soil.

24 MR. BUKEVICH: As much as you can on
25 these type of soils.

1 MR. CASTNER: Sort of clay, aren't they?

2 MR. BUKEVICH: Yes.

3 MRS. SHARMA: I have a question. Can
4 somebody explain to me what is septic tank?

5 MRS. PAPE: What is what?

6 MRS. SHARMA: Septic tank is what it's
7 going to be, correct?

8 MR. HANEY: We're not going to have
9 tanks. It's a holding tank, per se. Our site,
10 all the lots will be served by individual mound
11 systems.

12 MRS. SHARMA: That means the solids will
13 stay in the bottom and overflow to the water,
14 whatever is--

15 MR. BUKEVICH: When your plumbing leaves
16 the house, it will go to a tank where the solids
17 will settle out and flow to another chamber where
18 the water or the effluent is pumped to the mound
19 system, and it's kind of a baffle, like a
20 herringbone where the pipes are laid out.

21 It will pressurize the water through
22 there and seep into the ground and be cleaned
23 naturally. That's how the mound system will work.

24 MRS. STERN: I do recognize the fact
25 that the Environmental Land Use Committee has

1 already approved your design. I just have a
2 couple of concerns that would be over the long
3 range.

4 The first cul-de-sac when you come in
5 off of Ulao Road, there are six lots laid out
6 there. Three of them I consider to be too close
7 to that wetland area.

8 My concern is over the long period of
9 time as you just described the workings of a mound
10 system, the runoff of lawns, the runoff of
11 chemicals that might be used to maintain a lawn,
12 and the effect that it would have on the wetland
13 area.

14 Is there any way that that can be
15 changed? Is there any way that three of those
16 lots could be removed from that area and perhaps
17 put somewhere else?

18 MR. BUKEVICH: The layout that we have,
19 we have certain sites or locations on the plat
20 that will perk and will not perk, and we -- the
21 final locations that do perk per the direction of
22 the town and keeping with rural characters of the
23 town, characteristics of the town, they wanted the
24 corner up here which is to be open space. People
25 drive by, see open space, trees. They won't see

1 houses and that type of stuff, so that was from
2 the directive we had about the lot layout.

3 In terms of the backs of the lots, the
4 same type of filtration with the grasses will be
5 used there. The DNR uses buffers for certain
6 types of wetlands, and we have the -- you guys
7 inspected it today.

8 It's a low quality wetlands with reed
9 canary grass in there, so they have a specific
10 buffer that they require, and that's what we'll be
11 meeting as we go forward with the plan and the
12 erosion control, and we're about two weeks out
13 from submitting to the DNR. There's one last
14 review of the buffers. We need to filter out the
15 lawn chemicals, the fertilizers and that kind of
16 stuff.

17 MRS. PAPE: Are you good?

18 MRS. STERN: I understand their concern
19 what the town has preempted them as far as not
20 using the corner space, but that land over here is
21 much more suited for building than that land back
22 there.

23 I'm just looking at the long-term
24 effect, the long-range.

25 MR. BUKEVICH: That's where the buffers

1 come into play. The DNR has done research and
2 have their requirements for those buffers to
3 protect the wetlands.

4 MRS. STERN: I saw the buffers in the
5 subdivision that was just to the east yet. They
6 have some land that backs up to that, and I see
7 there's, you know, what is that, a five- or
8 six-foot where their lawns end and I see the grass
9 and I see the marsh, and that's probably what
10 they're going to do.

11 MR. BUKEVICH: Very similar. I'm not
12 familiar with what the distance is and stuff that
13 you were looking at, but it is the lawn, the
14 buffer, then the wetland.

15 MRS. STERN: Thank you.

16 MR. RIORDAN: Who maintains that buffer,
17 or who will maintain that buffer going forward
18 into the long-term?

19 MR. BUKEVICH: The homeowners'
20 association is going to be the responsible party
21 for all the common open space, which that will be
22 part of; the area around the wetland on the east
23 side.

24 There's a stewardship plan that was
25 presented to the town with specific cutting twice

1 a year keeping out invasive species, making sure
2 there's not erosion in one area that is going on
3 for a long time, that we have to fix that if there
4 is some type of erosion problem happening, so that
5 plan has been presented to the town that we have
6 to stick by.

7 MR. HANEY: We hired Cedarburg Science
8 as our consultant for that. We have used them on
9 our projects and they're pretty much the experts
10 in Ozaukee County on stewardship plans and
11 long-range land use planning as you're concerned
12 about.

13 MR. RIORDAN: Thank you.

14 MRS. PAPE: Miss, did you have a
15 question?

16 MS. ENGEL: My question was about the
17 maintenance of the grounds, so it was answered.

18 MRS. SHARMA: Are these -- Can I? Are
19 these single-family kind of homes or are they
20 condominium concept?

21 MR. HANEY: All single-family homes.

22 MRS. PAPE: Okay. Committee, are you
23 ready for action or more questions?

24 MR. RIORDAN: No, I have no more
25 questions.

1 MR. BRUNNQUELL: I'm just going to
2 remove myself from the voting on this one because
3 of our working of the land previously.

4 MRS. PAPE: You have an interest in
5 that? And the Committee agrees to recuse him?
6 Then I'll entertain a motion, please. Do you want
7 to ask more questions or get more information?

8 MRS. SHARMA: Can I ask one more
9 question? I'm sorry? Is it late?

10 MRS. PAPE: Go ahead.

11 MRS. SHARMA: When you folks were
12 riding, you stopped at that portion of the land
13 which we, brother-sister, own, you know. Was
14 there a reason you folks stopped there? What was
15 the reason?

16 MRS. PAPE: I can't hear you. I didn't
17 hear you.

18 MR. CASTNER: Why did we stop where we
19 stopped.

20 MRS. PAPE: Why did we stop where we
21 stopped.

22 MR. RIORDAN: Near the land these folks
23 own.

24 MRS. PAPE: Somebody else answer that.

25 MR. RIORDAN: I think we stopped there

1 because I asked the driver to stop there and
2 because you had come out and said this was yours.
3 We wanted to look at the topography to see which
4 way your land lies just as a courtesy to you.

5 MR. SHARMA: Thank you very much. We
6 appreciate it.

7 MRS. PAPE: And the new people here, did
8 you have any questions or concerns? Okay. Make a
9 motion.

10 MR. RIORDAN: I make a motion that the
11 application be approved as presented with the
12 conditions as stated by the department.

13 MRS. PAPE: Okay. And is there a
14 second?

15 MR. CASTNER: Second.

16 MRS. PAPE: Seconded by Steve. Any
17 further discussion? It's been moved and seconded
18 to grant the special exception permit with the
19 conditions the department recommends. All in
20 favor say aye.

21 MRS. STERN: Aye.

22 MR. RIORDAN: Aye.

23 MR. CASTNER: Aye.

24 MRS. PAPE: And Mrs. Pape, aye. Thank
25 you.

1 Are you ready to read the next
2 application?

3 MR. PFISTER: We're going to go to the
4 next case now.

5 Staff report - Board of Adjustment
6 hearing - April 4th, 2006. Special exception
7 permit application by Scott Thiel Builders for the
8 buyers, Cliff S. and Sarah E. Norris, Town of
9 Belgium, T12N-R22E, part of the NE 1/4 of the SW
10 1/4 of Section 6, Lots 42, 43 and 44 of Sauk Trail
11 Beach Subdivision, Parcel Key No. 02-055-0042.001,
12 site address of 7070 Sauk Trail Beach Road,
13 property owned by Chad Jefferson Trust.

14 The proposal is to raise the existing
15 structures and fill, grade and excavate within the
16 Lake Michigan floodplain to create a building pad
17 that meets floodplain development standards for
18 the construction of a single-family residence with
19 patio, decks, in-ground pool and a detached garage
20 and driveway on the east side of Sauk Trail Beach
21 Road. The project will involve placing
22 approximately 1800 cubic yards of fill covering
23 approximately 11,000 square feet of area in the
24 Lake Michigan floodplain to meet floodplain
25 development standards. Total disturbed area,

1 approximately 20,000 square feet.

2 Findings: The Lake Michigan--

3 MRS. PAPE: Just the request. Okay. Is
4 there anybody here that would like to explain
5 their request?

6 MR. THIEL: I'm Scott Thiel from Scott
7 Thiel Builders. Basically what we would like to
8 do is create the building pad to put a new
9 residence up there, raise the existing house and
10 outbuilding that's there, and that's why we're
11 here.

12 MRS. PAPE: Okay. Thank you, and the
13 owners, I mean property owners, would you like
14 to--

15 MS. BEATTIE: We aren't the property
16 owners.

17 MRS. PAPE: No? Well, then, Committee?
18 You can ask questions.

19 MR. RIORDAN: It says in the last
20 sentence or second to the last sentence, to--

21 MRS. PAPE: On the staff report?

22 MR. RIORDAN: Yes, on the staff report;
23 to meet floodplain development standards. Are
24 those the current floodplain development standards
25 that we have in force right now?

1 MR. PFISTER: Yes.

2 MR. RIORDAN: Prior to--

3 MR. PFISTER: Filling to elevation of
4 two feet above the floodplain elevation, to the
5 flood protection elevation, in order to build and
6 not have to meet floodplain development standards
7 with the construction practices of the house.

8 MR. RIORDAN: Have those standards been
9 recommended for any alteration by the County Board
10 through the Zoning Committee? It was my
11 understanding there were some requests for
12 modification of them.

13 MR. PFISTER: We are undergoing our new
14 floodplain mapping approvals, but I guess the
15 statute will stay the same in terms of flood
16 protection so the standards will always be in
17 effect and not lessened in the next couple of
18 weeks.

19 MR. CASTNER: Those were federal
20 standards for removal from the flood insurance
21 requirements. That's the origin of this.

22 MR. RIORDAN: Right, but they could be
23 increased if the county wanted them; is that not
24 correct?

25 MR. PFISTER: Yes.

1 MR. RIORDAN: If there were
2 recommendations for the county to increase them,
3 but those--

4 MR. PFISTER: That I'm not aware of.
5 The reason we have that two feet of fill above the
6 floodplain is to allow them to rezone at the
7 federal level and not have to carry flood
8 insurance on the property.

9 Theoretically you could fill any height
10 above the floodplain in order to rezone outside of
11 the floodplain but that would not remove your need
12 for flood insurance.

13 MR. RIORDAN: My biggest concern is the
14 paragraph after the findings here that the
15 department has used before in these
16 recommendations: "While the Lake Michigan
17 floodplain is large enough that this individual
18 project is not likely to seriously reduce the
19 flood storage capacity of the total floodplain,
20 each floodplain project adds more fill. The
21 cumulative effect of similar projects can have
22 significant and serious negative impacts on the
23 floodplain and the near shore habitat."

24 I find that a problem for me
25 philosophically with this, and I'm the one who

1 wrote requesting the zoning board to increase the
2 standards even though they -- we may be meeting
3 state and federal levels, state and federal don't
4 -- especially federal -- seem to have been too
5 successful lately, but it's my opinion.

6 MR. THIEL: One of the things that we
7 look at as -- myself as a builder, we do have to
8 waterproof that foundation. That's one of the
9 requirements. It's got to be like a lifetime
10 waterproofing. You actually encapsulate the whole
11 foundation.

12 Second thing, when you put a pad in and
13 obviously you're raising that grade, you have to
14 make sure that you're not detouring any water to
15 your neighbors' properties, and if it means on
16 that property line that's the direction the water
17 flows currently, if we would have to put a drain
18 system of some sort to get the water to go out to
19 the beach area, we have no problems doing that.

20 MR. RIORDAN: It's just the cumulative
21 effect they're speaking of, the department is
22 speaking of that everybody does this, is pushing
23 that floodplain somewhere else.

24 MR. THIEL: When you look at it from
25 that standpoint, you're right, but you also have

1 to look when you do something like that, you have
2 to make an adjustment to carry that extra water
3 per se if there is going to be extra water.

4 That's what I'm saying, if we put a
5 drain system in or something. We have no problem
6 doing that.

7 MR. RIORDAN: You're saying the
8 floodplain -- It seems to me it's disbursing the
9 floodplain, forcing it to go somewhere else,
10 especially cumulative effect.

11 MR. THIEL: All that water from the west
12 side of the road goes to the east so you have to
13 carry that water. You might be diverting water,
14 but you're still carrying the same amount. You're
15 just rerouting that water.

16 MR. RIORDAN: Ultimately the cumulative
17 effect would cause the floodplain to rise
18 elsewhere where it would not have risen if you
19 keep having many, many, many cases like this.
20 That's the point.

21 MR. THIEL: Okay.

22 MRS. STERN: You just said that the
23 water basically comes from the west, it's flowing
24 east, so it is making its way to Lake Michigan.

25 How will you handle that when you put

1 the new pad in from the north side?

2 MR. THIEL: Same way.

3 MRS. STERN: You're going to drain it
4 all to the southeast.

5 MR. THIEL: No, no, no. You would
6 disburse it equally. I would have to--

7 MRS. STERN: Will you be disbursing it
8 to the neighbors then?

9 MR. THIEL: No. You can't.

10 MRS. STERN: A berm--

11 MR. THIEL: If we have to do some type
12 of ditching or something -- not ditching, a swale
13 to carry that water on the north property line as
14 well as the south, we'll do that.

15 MRS. STERN: Because as you go to the
16 east, the northeast of where the proposed house
17 will be, there's a beautiful stand of trees there,
18 so you're going to have to come around that
19 somehow.

20 MR. THIEL: Correct. That's kind of --
21 Right now where that stand of trees is, that's
22 where actually the water comes through.

23 MRS. STERN: Yes. Okay.

24 MR. CASTNER: In past cases involving
25 tear-downs and floodplain fills in Lake Michigan,

1 we have included a condition that there should be
2 no net increase in runoff volume to neighboring
3 properties.

4 I think we should insert that as a
5 condition. That is state law, but I think it
6 should be a condition of the permit.

7 Secondly, do we have topos that -- You
8 have information that shows that the elevation two
9 feet above regional flood level, ten feet out, 3
10 to 1 slope, is all being met?

11 MR. PFISTER: Yes.

12 MRS. PAPE: And No. 4, doesn't that
13 answer your first concern?

14 MR. CASTNER: Yeah, it does. Thank you.

15 MRS. PAPE: Okay.

16 MR. CASTNER: Absolutely. I looked at
17 the topography. It appears that this site is
18 actually lower than the properties to the north
19 and the south, which is unusual compared to some
20 of the other areas that we have seen where there
21 would be a danger of runoff.

22 It seems that the risk here is one of
23 ponding on the subject parcels so there's an
24 incentive to build either a pipe drain system or a
25 surface swale system. Otherwise I suppose there

1 could be ponding on this lot; is that correct?

2 MR. THIEL: Hm-hmm. We're in a position
3 to do whatever it takes to make it right.

4 MR. CASTNER: As long as you know that
5 you can't increase the net runoff to the neighbors
6 and interfere with their reasonable use of the
7 property.

8 MRS. PAPE: Okay. Is there something
9 you wanted to show us here?

10 MR. PFISTER: I just brought out the
11 contour plan just to show the site.

12 MRS. PAPE: John, are you--

13 MR. RIORDAN: Another question. Is the
14 assumption of a floodplain, a hundred-year flood,
15 does that take into effect, with the standards
16 that would be used here, an increase in the lake
17 level? We have changed it I don't know how many
18 times in my lifetime.

19 MR. PFISTER: Per the DNR, the
20 hundred-year flood elevation would be 588.2 feet.
21 That's the best information we have to go on.

22 MR. RIORDAN: What is the lake level
23 supposedly now?

24 MR. PFISTER: I can't answer that.

25 MR. RIORDAN: Less than that.

1 MR. PFISTER: Probably six feet less.

2 MR. RIORDAN: But it was lowered, right,
3 as a standard?

4 MR. PFISTER: That number was lowered in
5 the early '90s.

6 MR. RIORDAN: So it could be increased
7 again. What effect would that--

8 MR. PFISTER: It would create
9 nonconforming structures with the ordinance that
10 we have in place at this time.

11 MR. RIORDAN: Do we know about the
12 history of how this number goes up and down over
13 time, the lake?

14 MR. PFISTER: That's a DNR issue and
15 Army Corps of Engineers.

16 MRS. STERN: That would be interesting
17 information to grab on to.

18 MR. BRUNNQUELL: Question. The existing
19 holding tank will remain? Is that subject to the
20 special -- Steel tanks aren't really that--

21 MR. THIEL: That will all be coming out.
22 We don't plan on reusing any of that septic.
23 We'll take that out.

24 MR. BRUNNQUELL: Okay.

25 MRS. PAPE: Let's have the staff report

1 then so that we can get the conditions.

2 MR. PFISTER: The proposal is to raise
3 the existing structures and fill, grade--

4 MRS. PAPE: Well, we have that already.
5 Let's get to the findings.

6 MR. PFISTER: - The Lake Michigan
7 floodplain elevation is 588.2 feet NGVD.

8 - Ordinary high water mark for Lake
9 Michigan was determined by the department on March
10 2nd, 2006 to be the bottom of the riprap, along
11 with determining setback averaging for new
12 residence which is 71.5 feet from the ordinary
13 high water mark.

14 - Existing buildings are to be razed
15 prior to the fill being placed.

16 - The existing 5,130-gallon Lannon steel
17 holding tank will remain.

18 - The existing well located in the
19 smaller building will remain.

20 While the Lake Michigan floodplain is
21 large enough that this individual project is not
22 likely to seriously reduce the flood storage
23 capacity of the total floodplain, each floodplain
24 project adds more fill. The cumulative effect of
25 similar projects can have significant and serious

1 negative impacts on the floodplain and the near
2 shore habitat. Other than these concerns, the
3 department has no objections to the proposed
4 project.

5 The department recommends approval with
6 the following conditions:

7 1. The proposed residence is allowed to
8 be located no closer than 71.5 feet to the
9 ordinary high water mark of Lake Michigan based on
10 setback averaging.

11 2. Only clean fill be used, not to
12 contain lumber, asphalt, blacktop, trash or any
13 hazardous or putrescible material.

14 3. Erosion control provisions at least
15 as effective as those in the Construction Site
16 Best Practices Handbook be installed at the start
17 of the project and be maintained until the soil is
18 revegetated or otherwise protected from erosion.
19 The erosion control barriers shall be removed
20 after the exposed soil is adequately revegetated.

21 4. Fill shall be properly graded so as
22 to ensure the drainage of adjacent properties is
23 not negatively impacted.

24 5. The existing well is to be brought
25 into compliance with floodplain development

1 standards. This means that the top of the well
2 casing needs to be a minimum of 590.2 feet.

3 6. The top of the fill must be a minimum
4 of 590.2 feet and maintain that elevation for a
5 minimum of 15 feet from all points of the proposed
6 structure. After 15 feet, the fill can taper down
7 with a minimum of 3 to 1 side slopes to the
8 natural grade.

9 7. The first floor of the proposed
10 residence is to be a minimum of 590.2 feet with
11 the floor of the crawl space or basement to be no
12 lower than 588.2.

13 8. Dry-land access from the residence to
14 Sauk Trail Beach Road is required that must be
15 able to accommodate the width of a wheeled rescue
16 and relief vehicle. After 15 feet from the
17 structure of meeting the 590.2 feet, the driveway
18 needs to be at a minimum of 588.2 feet.

19 9. The proposed detached garage slab
20 cannot be lower than 586.2 feet and must be
21 properly anchored to prevent it from floating
22 during a major flood event.

23 10. All electrical switches and
24 connections in the proposed detached garage must
25 be located at 590.2 feet or higher.

1 11. An as-built elevational survey by a
2 licensed surveyor shall be submitted to
3 demonstrate compliance with the conditions of the
4 permit before the Certificate of Zoning Compliance
5 can be issued.

6 12. Prior to any construction on the
7 property, the filled floodplain area shall be re
8 zoned to non-floodplain. To change the location
9 of the floodplain boundary to recognize the
10 placement of the fill requires a rezoning request
11 and associated fee.

12 13. The permit shall be valid for one
13 year from the date of approval. The permit can be
14 extended or renewed only upon approval by this
15 Board.

16 14. Obtain the necessary permits from
17 federal, state and local governments and follow
18 the conditions as stated in those permit
19 approvals. Copies of those permits, if required,
20 are to be filed with this department.

21 15. Notify the department within ten
22 days of completion to request a Certificate of
23 Zoning Compliance.

24 The Board and applicant must be aware
25 that if the project is approved, an appeal period

1 extends for 30 days after this hearing. During
2 that period, any interested party can appeal the
3 decision, either approved or denied, to circuit
4 court. Any work done prior to the appeal period
5 is at the applicant's own risk.

6 To change the location of the floodplain
7 boundary to recognize the placement of the fill
8 requires a rezoning request to the Environment &
9 Land Use Committee. The application can be filed
10 with the Department of Planning, Resources & Land
11 Management.

12 To eliminate the requirement by the
13 lender that the property carry flood insurance
14 involves changing the official Flood Insurance
15 Rate Map through the Federal Emergency Management
16 Agency using a Letter of Map Revision which is the
17 landowner's responsibility. End.

18 MRS. PAPE: Okay. Do you have any
19 questions about the conditions?

20 MR. THIEL: No. You have done an
21 awesome job explaining it so we're fine.

22 MRS. PAPE: You still don't have
23 anything to add to this? Okay.

24 MRS. STERN: It is my understanding that
25 you cannot change a flood map.

1 MR. PFISTER: The floodplain line is
2 relocated based on the fill.

3 MRS. STERN: On the fill.

4 MR. PFISTER: That would be a rezoning.

5 MRS. STERN: So they are going to take
6 it up with FEMA basically.

7 MR. CASTNER: They apply to FEMA for a
8 Letter of Map Revision. Revises the floodplain
9 map to show that that filled area is no longer
10 within the floodplain and then they're relieved of
11 the requirement of flood insurance as a condition
12 of lending.

13 MRS. STERN: Thank you.

14 MR. RIORDAN: What does NGVD stand for?

15 MR. PFISTER: National Geodetic Vertical
16 Datum, 1929.

17 MR. RIORDAN: All right. Thank you.

18 MRS. PAPE: What was the top of the well
19 casing? What is it right now?

20 MR. THIEL: We're going to be putting a
21 new well in also.

22 MRS. PAPE: You're putting a new well
23 in. Okay. Then never mind.

24 MRS. STERN: I thought it said was going
25 to maintain the well that was in the previous

1 building.

2 MR. THIEL: It's in there. There's a
3 little boat -- If you guys went out there where
4 the main house is, there's that little
5 outbuilding. The well is actually inside that
6 building.

7 MRS. STERN: You're not going to use
8 that well.

9 MR. THIEL: No.

10 MRS. PAPE: The staff thinks you are,
11 according to this.

12 MR. THIEL: They thought we were using
13 that septic tank, too, but we're not.

14 MRS. PAPE: Okay. So where is the well
15 going to be then?

16 MR. THIEL: It will probably be -- I'm
17 going to leave that up to the well driller, but in
18 that similar proximity, but we have to maintain
19 the height of that cap.

20 MRS. PAPE: Okay. Any further
21 discussion?

22 MRS. STERN: So does that mean that the
23 existing well will be there and they're going to
24 drill a new one in addition to that?

25 MR. THIEL: They will abandon the

1 existing one.

2 MRS. STERN: That would be kind of
3 important not to have two wells.

4 MR. THIEL: My philosophy on that, if
5 you're building a brand-new house, I think it's
6 only wise to put a brand-new well in; update
7 everything. Same with the septic.

8 MRS. STERN: I do agree with that.

9 MR. THIEL: Before you raise the
10 existing house you say you have to have a well
11 abandonment permit, so that has to be done.

12 MR. PFISTER: A septic abandonment
13 permit.

14 MR. RIORDAN: Issued by your department.

15 MR. THIEL: We had to do the same thing
16 down the road at 7002. We had to do that same
17 thing.

18 MRS. STERN: So is this correct then?
19 Is this report correct?

20 MR. PFISTER: I didn't have any
21 involvement personally on this project. It was
22 written by another staff member. I think he
23 assumed that they were going to utilize the septic
24 and well. I'm first hearing otherwise at the
25 meeting here, so I would take the property owner's

1 -- or I should say builder's--

2 MRS. PAPE: Well, for the record, Cathy,
3 why don't you correct the staff report for the
4 reporter.

5 MRS. STERN: I would say that the
6 existing well will be abandoned and a new well
7 will be dug in the same area.

8 MRS. PAPE: As determined by the
9 drillers. Okay. Thank you. John?

10 MR. RIORDAN: Question. When the owner
11 is not present and the owner's gone, or is
12 representing the owner or the owner's agent, real
13 estate agent is representing the owner, which
14 maybe they aren't because they have not spoken --
15 so I would assume Mr. Thiel is representing -- is
16 that binding on the owner?

17 Is there a -- When the owner sends his
18 builder and then changes his mind later, can the
19 owner -- can the builder commit on behalf of the
20 owner?

21 MR. PFISTER: Well, Mr. Thiel is
22 applying on behalf or as agent of Cliff and Sarah
23 Norris. If the project would not be started
24 within, you know, a one-year period or, you know,
25 a reasonable amount of time and we never issued a

1 permit, they're not held to any of this with use
2 of the current residence. This is simply
3 permission to fill that lot for a future building
4 project.

5 MR. RIORDAN: So this is standard
6 operating procedure accepted by all, to have the
7 builder as agent representing the--

8 MR. PFISTER: It's very common.

9 MR. RIORDAN: --the owner. Thank you.

10 MS. BEATTIE: I'm Barb Beattie with
11 Schmit Realty. You are correct. Scott is
12 representing the buyer, Cliff Norris, and Chad
13 Jefferson lives in Illinois, is not able to
14 travel, is another resident who has owned that
15 property for a long, long time, and he had had
16 poor health lately so he did ask me to attend and
17 not to say anything on his behalf, but he knew
18 Scott was coming.

19 MR. THIEL: The other thing, I'm
20 assuming it would be in the final condition anyway
21 so it's got to be followed. You can do these
22 things under these conditions.

23 MR. PFISTER: Whatever conditions the
24 Board chooses to assign as for approval, the
25 property owner must uphold.

1 MRS. PAPE: Well, concerning the request
2 to fill, grade and excavate, which is what we're
3 here for, and let's have a motion, please.

4 MR. BRUNNQUELL: Can I add holding tank
5 should be replaced as part of the permit? As long
6 as that's the intention anyway.

7 MR. THIEL: That's fine.

8 MR. BRUNNQUELL: And on No. 7, the floor
9 crawl space, I understand -- is that going to be a
10 crawl space?

11 MR. THIEL: The way we build these is
12 such. Right now with the way it is here, we can
13 only have it two-foot crawl space below grade.

14 The way the house is built, we actually
15 raise that foundation out of the ground three feet
16 so there will be a working crawl space, but you
17 only have two feet below the soil.

18 The other one as far as the garage goes
19 with anchoring that down, that garage will have
20 footings and frost walls so there's your anchoring
21 point for the structure.

22 MRS. PAPE: Okay. Steve, would you like
23 to read a motion?

24 MR. CASTNER: I'll move that the --
25 Well, before I do that, on a matter that was just

1 -- it was just brought up, the applicant is not
2 the owner. The applicant is somebody who has a
3 contract to buy it. If the deal doesn't close,
4 the owner is not bound and so -- but the permit is
5 binding upon the buyer if they do close, so I
6 think the record should reflect that.

7 Typically I think that the owner should
8 be the applicant, however, and the owner would be
9 protected by contract, the sale contract, with the
10 buyer. Oftentimes will apply for municipal zoning
11 and make it conditional upon the closing of the
12 transaction, so I think that should be the
13 practice in the future, that the owner should be
14 the applicant and that the application can be
15 conditional upon the closing of the transaction so
16 it doesn't bind the owner until the sale goes
17 through.

18 With that, I'll move that--

19 MRS. PAPE: Let's have a little
20 discussion on that first and get that in agreement
21 with the committee.

22 You're saying that from now on you're
23 not going to have a representative requesting the
24 permit.

25 MR. CASTNER: It could be a

1 representative. It's just that the--

2 MRS. PAPE: I don't mean that way, but
3 the one who is requesting the permit should come
4 from the proposed buyers or--

5 MR. CASTNER: Typically--

6 MRS. PAPE: --property owners.

7 MR. CASTNER: Typically the owner should
8 apply and the owner should designate in writing
9 that the buyer is the owner's agent for purposes
10 of filing the application and then the buyer can
11 have a sub-agent; in this case a contractor, so
12 it's clear that it's the owner, because the owner
13 really is the only party that has authority to
14 apply for any zoning matter whatsoever.

15 However, I believe that it's clear that
16 in this case that the buyer will be bound when the
17 buyer closes, so perhaps that should be
18 incorporated into the motion that I'm making.

19 MRS. PAPE: Do you want to do that?

20 MR. THIEL: That's kind of the reason
21 for the meeting, is buyer doesn't want to close on
22 the property 'til he knows he can have the
23 approval to do these things.

24 MR. CASTNER: Typically the application
25 would be conditional upon that closing occurring.

1 I'll move that the Board of Adjustment
2 grant the special exception permit to Cliff and
3 Sarah Norris conditional upon their closing the
4 purchase of the subject property, the permit to
5 apply to the property described in the staff
6 report at 7070 Sauk Trail Beach Road and subject
7 to each of the 15 enumerated conditions in the
8 staff report, and additionally to the additional
9 conditions that the steel holding tank that exists
10 on the property will be properly abandoned
11 according to Wisconsin regulations and will be
12 replaced with a new compliant holding tank, and
13 secondly, that the existing well in the small
14 building on the property will be properly
15 abandoned according to state regulation and
16 replaced by a new compliant well. That's the
17 motion.

18 MRS. PAPE: Thank you.

19 MR. BRUNNQUELL: I'll second that.

20 MRS. PAPE: Moved and seconded to grant
21 the application as enumerated. Any further
22 discussion? Hearing none, Mrs. Stern?

23 MRS. STERN: Aye.

24 MR. RIORDAN: I vote nay based on the
25 two points that I brought up earlier, the

1 uncertainty of the Lake Michigan floodplain
2 elevation and the cumulative effect of similar
3 projects.

4 MR. BRUNNQUELL: Aye.

5 MR. CASTNER: Aye.

6 MRS. PAPE: Aye. Okay. Now you'll work
7 with the office, get your permit.

8 MR. THIEL: Thank you.

9 MR. CASTNER: Thank you.

10 MS. BEATTIE: May I just ask one
11 question to the attorney since you brought up the
12 request should really come from the seller, if the
13 seller has their attorney draw up the amendment
14 stating they're putting the due diligence on the
15 buyer to do -- In fact, I know these offer to
16 purchases are very private and they aren't
17 supposed to share that, but one of the
18 stipulations was worded that this was the signed
19 amendment, the buyer be allowed until -- or that,
20 in other words, the seller did not want to apply
21 for anything. He wants to put the burden on the
22 buyer to do their due diligence, to go through
23 everything with what Scott and Cliff have just
24 gone through.

25 My question is, is this something that

1 before up in Sheboygan County in representing
2 Cliff Norris on some other property that we did,
3 Cliff had an affidavit or whatever you want to
4 call it drafted by his attorney and signed that I
5 would -- more or less like power of attorney.

6 MR. CASTNER: That's appointment of
7 agency and that is truly the proper way to do it.
8 Somebody comes in and files an application and
9 says they're the agent for somebody else, if the
10 agency wasn't created in writing, there's no way
11 to know if it's a legitimate agency relationship.

12 MRS. PAPE: Okay. Thank you.

13 MR. THIEL: Thank you.

14 MRS. PAPE: Approval of minutes. I
15 can't do that because I just got it today.

16 MR. PFISTER: Okay.

17 MRS. PAPE: And give us an update of the
18 proposed code change.

19 MR. PFISTER: It will be before the
20 County Board tomorrow. Should they like what's in
21 front of them and approve it, it would, if
22 approved, it would be legal upon publication which
23 would take place on the 13th of April, so it
24 really depends on the consensus of the County
25 Board.

1 MR. CASTNER: Majority, right?

2 MR. PFISTER: There you go.

3 MRS. PAPE: Okay.

4 MRS. STERN: How would this be addressed
5 here, 7.0301, no filling in the floodplain areas
6 as we just discussed?

7 MR. CASTNER: I've got to run to a
8 meeting.

9 MRS. PAPE: Okay. Thank you for coming.

10 MR. PFISTER: That was one of the
11 recommendations that I had them put in there, and
12 it was for lots created after the effective date
13 of this ordinance; no filling shall be permitted
14 within the floodplain to accommodate those uses
15 listed in other sections unless a variance is
16 granted by the Board of Adjustment, so that is
17 going to prevent lots from being created that will
18 need fill ultimately to be developed.

19 Now the agents like MLG have to look at
20 the floodplain and say now that's open space,
21 we're moving the houses back, so--

22 MRS. STERN: So I wasn't so far off in
23 asking about that particular set of buildings.

24 MR. PFISTER: No. The only issue was
25 that the plat was already approved so no matter

1 history of those numbers? '85 the lake was
2 highest level in living memory according to people
3 I talked to, and in '91 it was changed. It was
4 much lower.

5 MR. PFISTER: I can't answer that. We
6 haven't been around long enough to keep track of
7 the numbers. I think it's based on modeling that
8 they make their assumption for floodplain
9 elevation.

10 MR. RIORDAN: Okay.

11 MRS. PAPE: How much of this do you want
12 on the court reporter? We could close out the
13 meeting for the reporter and continue.

14 MRS. STERN: I would move we adjourn.

15 MRS. PAPE: Okay.

16 (Vote taken - Unanimous.)

17 (Proceedings concluded at 11:30 a.m.)

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1 STATE OF WISCONSIN)
) ss.
2 OZAUKEE COUNTY)

3 I, LIANE M. BARANEK, Notary Public in
4 and for the State of Wisconsin, do hereby certify that
5 the foregoing proceedings were taken before me at the
6 time and place set forth in the caption thereof; that
7 the foregoing proceedings were reported by me
8 stenographically in shorthand; and that the foregoing
9 proceedings constitute a true and accurate
10 transcription of my original machine shorthand notes
11 taken upon the hearing to the best of my ability.

12 I FURTHER CERTIFY that I am not a
13 relative or employee or counsel to any of the parties
14 hereto, nor a relative or employee of their counsel,
15 and have no interest in the outcome or events of said
16 action.

17 IN WITNESS WHEREOF, I have hereunto
18 affixed my official signature and seal of office, this
19 13th day of April, 2006 at Port Washington, Wisconsin.

20
21

22 _____
LIANE M. BARANEK
23 Notary Public
State of Wisconsin

24 My Commission Expires:
25 December 27, 2009.