



# Town of Fredonia News

P.O. Box 12 • Fredonia, Wisconsin 53021 • 262 / 692-9673

*The Home of Flag Day*

**TOWN OF FREDONIA**

**WEBSITE**

[www.town.fredonia.wi.us](http://www.town.fredonia.wi.us)

**EMAIL**

[office@town.fredonia.wi.us](mailto:office@town.fredonia.wi.us)

**262-692-9673**

Open Daily 9:00 to 11:00 AM

*Beginning January 4th, 2021*

**OR BY APPOINTMENT**

## Town Officials

### TOWN CHAIRMAN

Lance Leider 262-483-2205

### TOWN BOARD SUPERVISORS

John Depies 414-507-5770

Chris Janik 262-692-9123

Mark Schubert 262-707-4806

James Stemper 262-692-2287

### TOWN CLERK

Bob Eichner 262-692-9673

### TOWN TREASURER

Jean Wills 262-692-6365

### PLAN COMMISSION MEMBERS

Chris Janik 262-692-9123

Steve Jentges 262-208-0226

Bill Koeppen 262-692-6130

Paul Lundh 414-331-6240

Steve Paulus 262-689-3726

Doug Winqvist 262-692-2186

### ASSESSOR

Grota Appraisals 262-253-1142

### BUILDING INSPECTOR

John Derler 262-692-2039

### MANAGER of RECYCLING CENTER

Harry Michaels, Jr. 262-692-9202

Recycling Center Location  
W3480 Hickory Grove Road  
(at Cedar Valley Rd)

OPEN Saturdays (year round)  
8:00 A.M. TO 1:30 P.M.

Thursdays (April through Sept)  
5:00 P.M. TO 7:00 P.M.



## ELECTION - April 6th

Polls open at 7:00 AM and close at 8:00 PM. Remember to bring your photo ID!

## Reminder About Taxes –

Second installment of property taxes needs to be paid by July 31, 2020. Those payments go directly to the County - either in person or by mail.

**We cannot accept the second installment of tax payments at the Town Office!**

As a side note, we can't collect ANY taxes that come in after January 31st. This year, a number of people sent in their taxes late - to the Town. We felt bad, because we could not process them, but had to pass them on to the County. Doing that adds several more days in the mail. And if it's a tax that must be paid in full by January 31st, extra delinquent days can add up. So keep in mind - anything after January 31st - mail it directly to the County.

## Town Meetings

**Plan Commission** 7:30 PM First Wednesday of the Month -

**Town Board** 7:30 PM Second Wednesday of the Month -

*If you have an item you would like placed on the agenda, please notify the Clerk or Town Chairman no later than 5:00 pm on the Wednesday prior to the meeting.*

## OTHER UPCOMING TOWN MEETINGS:

**Annual Town Meeting April 20 7:00 PM**

**Open Book** April 26 Noon - 2:00 PM

*Open Book will be via phone or email ONLY due to COVID-19. Call or email the assessor, Eric Feavel, any time before the end of the Open Book.*

262-253-1142, [eric@wi-assessor.com](mailto:eric@wi-assessor.com)

**Board of Review** May 17 6:00 PM - 8:00 PM

*Board of Review will be held at the Fredonia Government Center*



# TOWN BUSINESSES

## **AUCTION HOUSE**

Rambling' Rose

## **AUTO REPAIR**

D & D Auto  
Ebersold's Auto Body  
Fredonia Automotive  
Harrier's Auto Repair

## **RESTORATION**

Rik Meyer

## **SALES**

Mueller's

## **SALVAGE**

APR Dennis Wendtland

## **BED & BREAKFAST**

Hilltop Haven

## **CONSTRUCTION**

Ron Lanser Masonry  
Hartmann Sand & Gravel

## **FOOD/DRINK**

Cedar Valley Cheese  
Schwai's Meat & Sausage  
Tony's BBQ

## **GAS/CONVENIENCE**

Big Joe's

## **INSURANCE**

MacGillis Agency, Inc.

## **MANUFACTURING**

Magnetic Research & Recycling

## **PET SERVICES**

Autumglo Pet Lodge  
Fredonia Veterinary Clinic

## **PLUMBING & HEATING**

Bublitz

## **PROPERTY MANAGEMENT**

Right-Hand Man, LLC

## **PUBS**

No Where Pub

## **What is the difference between Zoning and Land Use and Assessments and Property Taxes?**

I'm glad you asked that! When we talk about property use and value, we tend to use these terms interchangeably. Actually, they each have a distinct definition and they all have a part ultimately in how much taxes you pay. Let's look at each in turn:

1. **Zoning** – this is the term used to describe the primary land use for a parcel in the Town. For example, if the primary use for a lot is for agriculture, crops, pasture farm buildings, the lot is placed in an agricultural (A) zoning district. If the primary land use is for a single-family residence, then the lot is put in a residential (R) zoning district. Primarily commercial use is put in a Business (B) district, Manufacturing/industry in a manufacturing (M) district. There are also overlay districts for forests and wetlands, conservancy (C) districts. These indicate, that while the underlying zoning is A, for example, there are woods, wetlands or streams that require other conditions for approval for development.
2. **Land Use** – in the example above I use the word primarily/primary. While the A zoning district refers to primarily agriculture, there may be barns and houses on a portion of the lot and that portion would have a residential land use. There might be woods on the property, that would have a forest or non-developed land use.
3. **Assessment** – Your property's assessed value is based on the land use of the property. For example, a 35-acre agriculture lot that has buildings on 2 of the acres. 5 of the acres are pasture land, and the rest is used for tillage (to grow crops). The 2 acres would have a higher assessed value because it has a developed land use and there would be an assessed value for each of the buildings on that 2 acres. The pasture land would have a separate assessed value as would the crop land. The total assessment is the sum of each of those assessed values for that property.
4. **Taxes** – After the properties are assessed each year a total assessed value for the Town is computed (roughly 220 million dollars in 2020). Each fall the town prepares a budget for anticipated revenues and expenditures for the following year. About one third of the revenues comes from outside sources such as the Lottery Credit, State shared revenue, transportation aids, and recycling and permit income. The remaining 2/3 of the revenue comes in the form of taxes. (About 590 thousand dollars for 2021). This amount is divided by the total assessed value to determine the levy rate (about \$2.70 per \$1000 of assessed value) for the town. Each property's total assessment is multiplied by this levy rate to determine the portion of total taxes each property owner is charged.

This has been determined as the fairest way to charge residents in the town for services that the Town can provide the residents in return. I hope you now have a better understanding of how these terms differ, and a better understanding of how they are all used to establish your property taxes each year.

## How about a little Town of Fredonia Trivia?

How much do you know about the town you live in? Test your knowledge and discover some new and interesting facts! (Answers are at the end of the quiz)

- True or False: Our Town Chairman is Lance Leider.**
- Which of the following unincorporated towns are part of the town of Fredonia?**
  - Waubeka
  - Little Kohler
  - Holy Cross
  - Filmore
- Approximately what is the population of the Town of Fredonia-including Waubeka, Little Kohler and the surrounding areas?**
  - 450
  - 1300
  - 2200
  - 3400
- True or False: The Town of Fredonia was originally inhabited by the Cherokee Indians.**
- When is Flag Day celebrated in Waubeka?**
  - Memorial Day weekend
  - the Sunday before June 14
  - 3<sup>rd</sup> Saturday in July
  - a weekend in August
- True or False: The actual date of Flag Day is June 14.**
- Who is responsible for the care and maintenance of Stony Hill School?**
  - Ozaukee County Historical Society
  - Village of Fredonia
  - National Flag Day Foundation
  - Neighbors in the area
- Bernard Cigrand was a...**
  - businessman
  - discovered the Milwaukee River
  - teacher at Stony Hill School
  - town blacksmith
- Who puts up the flags in town for Patriotic Holidays?**
  - the business closest to the flag holder
  - V.F. W. Post 7037
  - a group of volunteers
  - Waubeka Fire Dept.
- Where is the 'Avenue of Flags' located?**
  - Stony Hill School
  - Americanism Center
  - The Dawg Hous
  - Cigrand Drive
- Who pays for the light to stay on the Flag at Stony Hill School?**
  - it is part of the Town budget
  - Waubeka 4-H club
  - Little Kohler 4-H club
  - relatives of the Cigrand family
- Who were the first two female EMT's for the Waubeka Fire Dept.?**
  - Theresa Kempfer
  - Marlene Feltes
  - Sally Rogers
  - Jane Doe
- Ramblin' Rose Auction Co. location was the former site of:**
  - Monahan's Grocery Store
  - Richarson's Barber Shop
  - Meachtle's General Store & Post Office
  - Baumann's Meat Market
- Which is the shortest County Road in the area?**
  - H
  - I
  - Z
  - A

## TOWN BUSINESSES

### UPHOLSTERY

The Upholstery Shoppe

### WEDDING & SPECIAL EVENTS

The Hilltop Haven

For more specifics on each of these businesses, check out the Town Website: [www/town.fredonia.wi.us](http://www/town.fredonia.wi.us)

BUSINESSES - if you would like to be listed here and on our website, please send us your information!



**IT'S SPRING!**

## TIME TO TAKE A LOOK AT YOUR FLAG!

Is it in tatters? Faded? Seen better days? Please replace it!! We're the Home of Flag Day - where we fly our flag proudly! Worn-out flags can be left at the Recycling Center where they will be destroyed respectfully.

And speaking of The Flag - Flag Day is going to be celebrated in Waubeka this year! So get out your Red, White and Blue - and prepare to celebrate on Sunday, June 13th!



CALL BEFORE YOU DIG!

1-800-242-8511

14.c  
7.a, 8.c, 9.d, 10.b, 11.b, 12.a & b, 13.c,  
4.false -Potawatomi Indians, 5.b, 6.True,  
Trivia Answers: 1. True, 2.a & b, 3.c,

## Licenses & Permits FROM THE FIRE CHIEF



### Fireworks Permits:

If you plan on shooting fireworks off at your celebrations, stop in and get a permit at the Town office. Cost is \$10. We notify the local fire department as well as the Sheriff's office when they'll be seen - and this saves concern by your neighbors.

### Building Permits:

It is important that you check with the Town Building Inspector, John Derler, before beginning any building projects. John is available to answer any questions you may have and help you resolve minor conflicts before they become major problems. Please leave an after-noon and evening phone number where you can be reached. (262) 692-2039

### Chicken Permits:

If you live in the Town of Fredonia but not on a farm, and have chickens, please stop in and pick up a permit. Cost is \$5, which is a one time fee. However, the permit must be renewed yearly.

## County Work –

Every once in awhile someone asks about having the County do some work on their personal property. The County does put in driveways and culverts for County residents – and the Town Office can help facilitate this for you. We have a form requesting their services, which needs to be filled out. A quote will come from the County for the work, and once we know that, a 50% deposit is required. The remainder needs to be paid upon completion of the job.

Spring is fast upon us, and with that being said, please exercise extreme caution if or when burning outside. During this time of year, even with the ground being soft and wet, grasses and brush can be extremely dry and make for a good fuel if ignited. Winds are usually a bit stronger too which enhances the drying process, but can also push and feed a fire to the point of being out of control. Avoid any burning when there is a significant amount of wind. Wind direction can change instantly and without warning, taking what might be a small controlled fire and turning it into a large, frenzied and highly unsafe situation. If you have doubts about burning, don't burn. If you have questions about if you should burn or not, please contact us, we'll be glad to answer any questions you may have. As always, prior to any burning, contact and notify the Waubeka Fire Department (262)692-2656 and the Ozaukee County Sheriff's Department (262)284-7172.

Spring also means getting out the grill and enjoying the outdoors. A few tips for you to follow can make for a safe grilling season. Start out with a clean grill, free of grease or food buildup. Always use the grill outside and away from your home, garage, eaves or overhanging branches. Never leave it unattended and keep children and pets away while it is in use. For charcoal grills, do not use gasoline, kerosene, or any other flammable fluids to light the coals – use only charcoal starter fluid. Keep the fluid, and matches, out of the reach of children and away from heat sources. Wait until coals are completely cooled then dispose of them in a metal container. For propane grills, check the fuel line prior to the first use. Spray the hose with a soap/water solution to check for leaks. If you see bubbles in the hose after turning the gas on, there is a leak that will need to be addressed prior to use.

I would like to invite you, the members of our community, to consider joining our team. We, along with most fire departments across this state and nation, are experiencing shortages in people volunteering for their local fire departments. Joining is a great way to meet new people, make new friends, help those in need, and possibly make a little money along the way. Training is provided, at no cost to you – all we ask for is your time and talent. Don't let an exciting and rewarding opportunity pass you by! Call or visit us today to schedule an appointment. 262-692-2656 or [www.waubekafiredept.com](http://www.waubekafiredept.com)

### And Heads-Up!

On Saturday May 22, watch out for bikers in the Town. The Rotary-Ride is scheduled to be coming through!



## 2021 Ozaukee County Clean Sweet Program Saturday, May 8

This is an opportunity for residents, agricultural producers and some businesses to properly dispose of hazardous waste, used tires, electronics and appliances. The drive-through collection makes it simple and efficient for everyone. Go to <https://www.co.ozaukee.wi.us/2577/Clean-Sweep-Program> for more information.

NEWSLETTER 

Next Issue:  
August