

**TOWN OF FREDONIA  
PLAN COMMISSION MEETING MINUTES**

5/2/2018 Meeting

A meeting of the Plan Commission of the Town of Fredonia was held on the above date in the Town Hall, 242 Fredonia Avenue. Chairman Mueller called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

**Present:**

**Chairman:** Chris Janik assumed the Chair in the absence of Chairman Mueller

**Members:** Steve Jentges, Brian Huiras, Chris Janik, Steve Paulus, Doug Winquist, Clerk Dave Gorton

**Absent:** Chairman Richard Mueller, Bill Koeppen

**Secretary:** Bob Eichner, Deputy Clerk

**Minutes:** S. Jentges moved to approve the minutes of April 4, 2018, B. Huiras seconded; carried.

**Public Comments:** Mr. Robert Wiskerchen owns two adjacent lots. He presented a proposal to attach  $\frac{3}{4}$  of an acre from one lot to the other. He requested guidance. The Commission recommended that Mr. Wiskerchen have a certified Survey Map drawn up showing the attached area and present it to the Commission and Town Board for approval.

**Charles Sheridan Button Factory re-zone:** Mr. Sheridan is applying to rezone the Button Factory as B-1 Urban Business. When asked, Mr. Sheridan confirmed that the site met the minimum area for this zoning and Mr. Janik stated the proposed zoning is preferred over residential zoning as B-1 does not require setback. Mr. Sheridan confirmed that he is waiting for County Approval for use of the building as a business. Mr. Sheridan was told that a conditional use permit would also be required. S. Paulus moved to approve the zone change and recommend it to the Town Board for approval, D. Winquist seconded; carried

**Sign Permit for Big Joe's re-development :** Jon Edgren, present at the meeting, stated that the County does not require permits for signs along county highways, as long as the sign is outside of the right-of-way. B. Huiras moved to approve the sign permit, S. Jentges seconded; carried

**Ozaukee Fish and Game property purchase:** The Ozaukee Fish and Game has purchased property from Rau property at N4985 County Highway Y to use as overflow parking for Fish & Game property at N5109 County Highway Y. A discussion of a change in zoning of the new parcel to match the fish and Game's parcel was discussed. No further action was taken.

**Richard Lanser Land Division:** S. Paulus moved to approve the CSM for the land division at N5977 State Highway 57 and recommend it to the Town Board for approval, S. Jentges seconded; carried

**Barth Land Division (1<sup>st</sup> appearance):** Terry Barth presented a proposal to divide a 10 acre parcel on Fairway Drive to create 2, 5acre properties. Mr. Barth was informed that each parcel must have a minimum of 330 feet of frontage along Fairway Dr., unless a shared driveway is utilized. He was also advised to determine if the existing lot goes to the centerline of Fairway Dr. which may mean the lot is less than 10acres. Deputy Clerk Eichner offered to assist Mr. Barth with this determination. No further action taken.

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**Anthony & Jessica Eischen parcel re-zone (1<sup>st</sup> Appearance):** The Eischens are requesting a zoning change from R-2 to A-3 for their property at N5710 Cedar Valley Road. After brief discussion with the Commission, the Eischens were encouraged to proceed with the zone change. No further action was taken.

**Cedar Valley Cheese Distribution/ Warehouse Conditional Use Permits:** No Action was taken as it appeared that the draft CUP's were unfinished and it was not clear what the permits would be for.

**County Highway I Setback Variance Resolution from Ozaukee County:** Mr. Jon Edgren, County Highway Commissioner, presented a draft resolution for review creating a blanket setback Variance for certain parcels abutting the section of County Highway I scheduled for widening and reconstruction this year. D. Winkvist moved to approve a revised resolution based on Mr. Edgren's discussion with the Commission and to recommend the revised resolution to the Town Board for approval, S. Paulus seconded; carried

**9) Adjourn:** D. Winkvist moved to adjourn at 8:23pm, B. Huiras seconded; carried.

Bob Eichner, Deputy Clerk