

**TOWN OF FREDONIA**  
**PLAN COMMISSION MEETING MINUTES**  
**June 7, 2007 Meeting**

A meeting of the Plan Commission of the Town of Fredonia was held on **Thursday, June 7, 2007** in the Waubeka Firehouse meeting room W4114 River Street. Chairman Mueller called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

**Present:** Richard Mueller (chairman)

**Members:** Tom Armstrong, Chris Janik, Robert Lederer, Ronald Stadler, Doug Winquist

**Deputy Clerk:** Dave Gorton

**Absent:** Brian Huiras

This meeting was held in compliance with the Open Meeting Law – copies of the agenda were posted in at least three public places in the Town and e-mailed to the **SOUNDER, OZAUKEE PRESS AND MILWAUKEE JOURNAL SENTINEL**.

**MINUTES** of the May 3, 2007 Plan Commission Meeting were sent to members in advance for review.

**Motion:** Approve minutes by: Stadler, Second: Janik; Carried.

**PUBLIC COMMENTS:** None

**Conditional Use Permit:** RLR&G Club questioned need to include existing operations in new CUP because the present operation has been grandfathered previously. Agreed to revised CUP. **Motion:** to recommend approval of revised CUP to Town Board made by Stadler; second Winquist; carried.

**Easement Infringement:** Laura Lawrence explained request to change easement (from 66 feet to 33 feet). Mueller explained that she must get agreement from other party to easement, have a new survey done and record change at county (Register of Deeds).

**Conditional Use Permit:** Bill Bertram explained that he is not mining but moving gravel off site to provide level area for organic farming operation. He has no plans to move anything more offsite and is now bringing in topsoil. **Motion:** Bertram must cease removing any more gravel and apply before board before any other gravel is ever removed from site by Lederer; second Armstrong; carried.

**Complaint Resolution:** Ray Kirmse explained he has moved all but 7 vehicles from site and is proceeding to put in building so that all vehicles will be inside.

**Conditional Use Permit and Complaint Resolution:** Jason Wilmont – no appearance, excused. To appear before Town Board 6/14/07.

**Commercial Building Inspector:** Farmington ordinance reviewed and it appears to need much work. Town will check with other nearby Towns (Saukville, Grafton, Port Washington, Cedarburg) on similar ordinances.

**Land Division** – Peter Feider presented revised preliminary plot. **Motion:** to approve preliminary plot by Winquist; second Janik; carried. It was noted that each lot must have approved perc test.

**Land Division** – Dan Woods questioned idea of splitting 14.5 acre lot into three lots of 5 acres, 5 acres and 4.5 acres. This is in a A1 zone area and would turn one non-conforming lot into 3 non-conforming lots. Board indicated they could not approve this.

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**Button Factory** – Charles Sheridan presented background and research into ideas to preserve the Button Factory. He referenced State Statute 87.304 which may allow restoration with the Town's support. Board indicated they would provide non-monetary support if DNR and other state agencies agree to restoration.

**Building Permit** - Todd Jacoby, N5480 1<sup>st</sup> Street, want to build 1200 sq ft garage in R4 zone area which limits garages to 900 sq ft. **Motion:** to deny building permit by Winqvist; second Lederer; carried. Board of Appeals to schedule meeting to hear appeal.

**Comprehensive Plan Chapter XII** – Action on this deferred to next month. Discussion of this also to be added to Town Board June meeting.

**Other business (no actions taken):** Chairman Mueller noted possible ordinance for large livestock sites will not be needed.

**ADJOURN Motion:** To adjourn. Moved by Lederer, Second Stadler; carried.  
Meeting adjourned at 10:00 p.m.

Dave Gorton  
Deputy Town Clerk  
(approved 7/5/07)