

TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES
October 4, 2007 Meeting

A meeting of the Plan Commission of the Town of Fredonia was held on **Thursday, October 4, 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, Brian Huiras, Chris Janik, Robert Lederer, Doug Winquist

Deputy Clerk: Dave Gorton

Absent: Ronald Stadler

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, on the Town Web site (www.co.ozaukee.wi.us/TownFredonia) and e-mailed to the SOUNDER, OZAUKEE PRESS AND MILWAUKEE JOURNAL SENTINEL.

MINUTES of the September 6, 2007 Plan Commission meeting were sent to members in advance for review. **Motion:** to approve minutes by Armstrong; second Winquist; carried.

PUBLIC COMMENTS: The following neighbors (on Country Lane) appeared, presented a petition and/or spoke against the rezoning of Ray Kirmse's property (item 8 on agenda): Robert and Debra Wagner, N5024; Ruthann Peterson, N5000; Clifford Giese, N4981; Steve and Kristine Schmit, N5090; Jason Wilmont; N5095, Ken Krueger, N5070.

Land Division: Laurie Gundrum presented revised proposed land division for N6036 Hwy I section 22 to divide parcel. Committee discussed the 3 proposals that have been presented by Gundrum, considered "farm consolidations" previously approved and current code interpretations. **Motion:** to accept the proposal with a 9 acre lot split off from the other 70 acres made by Lederer; second Janik; carried with 2 opposed. Final CSM is to be presented at November Plan Commission meeting with septic tests.

Land Division: Waubeka Fire Department presented revised proposal to split WFD property from the Fire Fighter's Association property. Land now zoned P-2 and R-4. No appearance. No action.

Land Division and Rezone: Michael & Judy Reiter representing Mary Margaret Schmitz to present CSM initial for farm at N6209 Kay K Road (section 13). Reiter called earlier to be taken off agenda. No action.

New Shed: Jeff Biever presented site plan and construction schedule for building a shed and home at W4239 HWY H (section 13). **Motion:** to direct Building Inspector to issue Building Permit to construct shed before home made by Janik; second Armstrong; carried with 1 opposed.

Land Division & Rezoning: Ray Kirmse presented CSM for land division on Country Lane (NE Corner of SW Corner of Section 31). No septic tests available for all lots and no easement (right of way) provided to one lot. No action.

Ordinance Change: Reviewed and discussed draft ordinance to allow cluster developments within R-2 District as a conditional use and permit 2-family dwellings in the Town. Need to also revise Section 17.11(3) of code to indicate minimum lot area is 1 acre per unit and Principal Building Floor area is a minimum of 1200 sq ft per unit.

Zoning Change: John Blasczyk discussed need to change the zoning code for the corner of Cedar Valley and Willow Valley Roads from A-1 to R-2. No action taken.

ADJOURN Motion: To adjourn by Winquist; second Huiras; carried. Meeting adjourned at 9:10 p.m.
Dave Gorton, Deputy Town Clerk
(approved 11/1/07)