

TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES
September 3, 2008 Meeting

A meeting of the Plan Commission of the Town of Fredonia was held on Wednesday, September 3, 2008 in the Town Hall, 242 Fredonia Avenue. Chairman Mueller called the meeting to order at 7:35 p.m. with the Pledge of Allegiance.

Present: Richard Mueller (chairman)

Members: Tom Armstrong, Brian Huiras, Chris Janik, Bill Koeppen, Robert Lederer, Doug Winquist

Deputy Clerk: Dave Gorton

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: Minutes of the August 6, 2008 Plan Commission meeting were reviewed. **Motion:** to approve minutes by Huiras; second Winquist; carried.

Public Comments: None

Conditional Use Permit Revision: Gary and Ellen Uselding requested a revision to their existing CUP to allow down pointing lighting for operations of their race track at W3982 Hwy H. Janice Stadler (neighbor) spoke in favor of change. No other comments were received from neighbors in response to Town letter and lighting operations for two weekends. **Motion:** to allow temporary lighting until the end of September and to proceed with the CUP revisions as needed by Lederer; second Koeppen; carried.

Conditional Use Permit: Dan Weber of Shorewest and Janice Jahnke, presented two draft CUP's for the property at W4110 Memorial Dr, Waubeka, to allow 1) the second level of the building to be used as a living quarters and 2) to allow the operation of a business in the lower level. Lederer reported a safety inspection had been conducted on the property and a few small items are being corrected. The property is zoned B1 which does not have a conditional use listed for living quarters. (B2 does allow living quarters as a conditional use). A discussion included the thoughts that the B1 may have been an oversight in the new zoning ordinances and that an ordinance change may be required to allow living quarters as a conditional use in the B1 zone. It was agreed a CUP could be drafted for the living quarters based on the precedence of other buildings in the immediate area and in the B1 building zone with living quarters above the businesses and that it is the intent of the business district zoning is to encourage small businesses with owner occupancy. Revised CUP's will be reviewed at the next Plan Commission meeting.

Land Division: We Energies presented CSM's their property on Willow Valley Road. Both provided for dividing 5 acres (lot 1) around their substation from the remaining property (lot 2). One CSM provided for a 23' road reservation the other for a 33' road reservation. These are being requested by the Village for possible road extensions of Milwaukee St. Either CSM would be acceptable to the Town. The lot 1 parcel will be re-zoned to P3 as previously recommended (7/5/07 PC meeting) and lot 2 will remain non-conforming A1.

Motion: that the CSM be recommend to Town Board (with lot 1 to be rezoned to B3 as previously recommended) and a CUP be prepared for the operation of an electric substation on the property by Winquist; second Huiras; carried

Zoning Correction: See item above.

Land Division: Tony Branda, representing the Waubeka Fire Department, presented a Certified Survey Map for a land division at W4114 River Road in Waubeka. The CSM divides all of the WFD's property into 3 lots. Lot 1 includes the hall and restaurant and large parking area, lot 2 includes the fire station building with parking to the east and lot 3 is the residence in the SW corner. Lots 1 and 2 will need to be re-zoned to B1 and P2 respectively. Lot 3 will remain zoned R4. The WFD will present the CSM and request for zoning changes at the next PC meeting.

Comprehensive Plan: Nothing new to report.

ADJOURN: Motion: to adjourn by Lederer; second Huiras; carried. Meeting adjourned at 9:10 p.m.

Dave Gorton, Deputy Clerk
 (approved 10/1/08)