

TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES
July 5, 2007 Meeting

A meeting of the Plan Commission of the Town of Fredonia was held on **Thursday, July 5, 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, Ronald Stadler, 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 and e-mailed to the SOUNDER, OZAUKEE PRESS AND MILWAUKEE JOURNAL SENTINEL.

MINUTES of the June 7, 2007 Plan Commission Meeting were sent to members in advance for review.

Minutes were revised for a spelling correction and to reflect “non-monetary” support for the Button Factory.

Motion: Approve revised minutes by: Stadler, Second: Winquist; Carried.

PUBLIC COMMENTS: None

Conditional Use Permit: Revise name on CUP for Gary and Ellen Uselding. **Motion:** to recommend to Town Board by Armstrong; second Lederer; carried.

Conditional Use Permit: Reviewed and discussed revised CUP for Random Lake Rod & Gun Club. RLR&GC representatives requested revision to Article 1 to delete “without shooting involved” from fifth item. **Motion:** to recommend with revision to Town Board for Public Hearing by Stadler; second Winquist; carried.

Land Division: Reviewed final version of Certified Survey Map (CSM) and PERC test reports for Peter Feider. **Motion:** to recommend zoning change to Town Board for Public Hearing and approval of CSM by Lederer; second Armstrong; carried.

Building Permit: Father Bernard of Our Lady of the Rosary Catholic Church presented a plan for building a garage on their property. **Motion:** to allow garage as long as it is no closer to Memorial Dr. than the church building by Lederer; second Huiras; carried (Armstrong abstained).

Land Division: We Energies property Section 23, on Willow Valley road, East of RR tracks. Pat Adams (414-221-2726) presented WE plan to split 5 acres for substation and sell remaining lots. Discussion involved correcting zoning of substation lot to P-3 and that the remaining lot would remain a non-conforming A-1 property and cannot be further sub-divided. **Motion:** to recommend changing 5 acre parcel to P-3 with Conditional Use Permit (CUP) for the substation and to leave the remaining property non-conforming A-1 by Winquist; second Janik; carried.

Zone Change: John Blasczyk presented extensive development plan for property located at Northeast Corner of Willow Valley and Cedar Valley Roads in Section 23 which includes 10 2-unit condos and a private road. Discussion included need to include 26 acres (2 parcels), change zoning to R-1 with a CUP for cluster development. **Motion:** to approve concept of changing the zoning of two parcels to R-1 for development with a Conditional Use Permit (CUP) as a cluster development by Lederer; second Mueller; carried (Armstrong abstained).

Land Division: Ray Kirmse discussed ideas for splitting his 38 acre property into 3 lots. Discussion included need for at least 10 acres parcels and need to rezone to A-3 (presently A-1). Kirmse to appear next month to present proposed plan.

Commercial Inspector: Discussion deferred to next month.

Comprehensive Plan Chapter XII: Reviewed revised list of new businesses and agreed with changes suggested by Town Board.

Animal Waste Ordinance: County Public Hearing scheduled July 18, 2007 was noted.

ADJOURN Motion: To adjourn. Moved by Lederer, Second Winquist; carried.

Meeting adjourned at 10:00 p.m.

Dave Gorton, Deputy Town Clerk
(approve 8/2/07)