

**TOWN OF FREDONIA**  
**PLAN COMMISSION MEETING MINUTES**  
**August 6, 2008 Meeting**

A meeting of the Plan Commission of the Town of Fredonia was held on Wednesday, 08/06/08 in the Town Hall located at 242 Fredonia Avenue, Fredonia, Wisconsin. Chairman Mueller called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

**Present:** Richard Mueller (chairman)

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

**Deputy Clerk:** Dave Gorton

**Absent:** Tom Armstrong

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](http://www.co.ozaukee.wi.us/TownFredonia)) and e-mailed to the Souder, Ozaukee Press and Milwaukee Journal Sentinel.

**Minutes:** Minutes of the July 2, 2008 Plan Commission meeting were reviewed. **Motion:** to approve minutes as revised by Lederer; second Koeppen; carried.

**Public Comments:** Mrs. Eliason of W6420 Camp Awana Road spoke against the CUP (item 5 on agenda). She asked why the Town Board and Plan Commission are continuing in opposition to neighbors. She read newspaper article on dangerous manure spill on the highways and stated the Board is not listening to the constituents. Dan Risch indicated they would not be hauling manure back to the shop, only from farm to farm. Vern Eliason indicated he is against the CUP due to the trucks traveling all the area roads and want the Town to ensure the property tax on the land is protected for the Town.

Christine Luft asked if the public comments are recorded (yes); indicated some Town residents are opposed to the new Town Hall and expressed opposition to the CUP. She is concerned about liquid manure, state rules and regulations, not a place for a construction business and all neighbors are opposed. Debra Meyer of N6280 Camp Awana Road reported that the deteriorated condition of the road and the lack of a centerline has created a dangerous situation and should be corrected.

**Land Division:** Peter Feider presented land division Certified Survey Map (CSM). **Motion:** to recommend approval to the Town Board with the requirement that 10 acres be rezoned to A3, sold to the campground and adjoined to their property by Koeppen; second Winquist; carried.

**Conditional Use Permit:** Dan Risch presented plan for building site. **Motion:** to recommend to Town Board for public hearing by Lederer; second Winquist; carried.

**Building Variance:** Bernie Heimerl, N5438 Loraine Dr., requested a variance to build a 42 x 60 shed (19 feet tall at peak), on his lot. Subdivision is zoned R-2. **Motion:** to deny request with recommendation he appeal to the Board of Appeals by Koeppen; second Huiras; carried.

**Building Permit:** Keller Structures requested building permit for Trinity Holsteins (former Bob Huiras farm). Building will encroach on the required setback. **Motion:** to deny request due to ordinances with recommendation he appeal to the Board of Appeals by Janik; second Winquist; carried.

**Conditional Use Permit:** Gary and Ellen Uselding requested a change to their existing CUP to allow extended hours of operation and lighting at their car race track at W3982 HWY H, Fredonia, WI. **Motion:** to allow change on a temporary basis (for August 9, 2008 and August 23, 2008) with prior notification to neighbors by Mueller; second Lederer; carried.

**Permitted Uses in A1 District:** Discussed need for changes in wording of ordinances for A1 zoning and permitted uses. Janik indicated a paragraph should be added providing clear wording to allow the splitting of land with farm buildings from remaining farm land. Janik to provide draft language.

**Comprehensive Plan:** Nothing new to report.

**ADJOURN: Motion:** to adjourn by Janik; second Lederer; carried. Meeting adjourned at 9:00 p.m.

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