

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

July 2, 2008 Meeting

A meeting of the Plan Commission of the Town of Fredonia was held on Wednesday, July 2, 2008 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, 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 June 5, 2008 Plan Commission meeting were reviewed. **Motion:** to approve minutes as revised by Winquist; second Huiras; carried.

Public Comments: Cathy Stern questioned item on land division. Indicated 67 acres of A1 land cannot be divided (35 acre minimum) and this did not appear to be a farm consolidation. Also, in reference to the CUP, she indicated a person would normally be the owner of a property before applying for a Conditional Use Permit. And she asked if Attorney Hebron's opinion (1996) was reviewed with SEWRPC.

Vern Eliason (N6420 Camp Awana Rd) presented a petition signed by 17 Town residents (including all contingent property owners) objecting to the CUP and to the land division. He also provided pictures indicating the construction company (DR Construction) does non-farm construction.

Chris Luft spoke against the land division stating that both previous owners had not been allowed by the Town Board to split the land. She also indicated that it is not a farm consolidation since there is no merging of land and cited several state statutes.

Supervisor Chris Janik indicated he has researched farm consolidation and it is legal and valid based on local interpretations and applications.

Jerome Kleppin spoke indicating the Board should be working with the neighbors, value their opinions and listening to the people.

Chris Elbe indicated he wants only to do farming and feels Dan Risch's request is perfect fit for area.

Land Division: Chris Elbe presented CSM for dividing 7.5 acre parcel at W4965 Pioneer Dr. (with farm house and buildings) from remaining farm acreage. He wants to save as much farm acreage as possible.

Motion: to recommend CSM to Town Board by Lederer; second Janik; carried. The petition and pictures are also to be provided to Town Board.

Conditional Use Permit: Mueller presented draft CUP to Board for review and discussion. Discussion included adding clauses for adequate driveway width for access to highway, defining specific business to be done in buildings and to specify the number of employees working on the premises. The restriction on outside storage (item D) was removed.

Comprehensive Plan: Nothing new to report.

ADJOURN: Motion: to adjourn by Lederer; second Janik; carried. Meeting adjourned at 8:45 p.m.

Dave Gorton, Deputy Clerk
(approved 8/6/08)