

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

June 5, 2008 Meeting

A meeting of the Plan Commission of the Town of Fredonia was held on Thursday, June 5, 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: of the May 1, 2008 Plan Commission meeting were reviewed. **Motion:** to approve minutes by Lederer; second Winquist; carried.

Public Comments: Chris Luft spoke against agenda items 5 & 6. She indicated previous owners had not been allowed to split the property. Chris Elbe responded with an alternative viewpoint.

Oath of Office: Chris Janik was sworn in (renewed) as a Plan Commission member.

Land Division: Peter Feider called and asked to defer this item to next month.

Land Division: Chris Elbe presented plans for dividing 5 or 10 acre parcel at W4965 Pioneer Dr. (with farm house and buildings) from remaining farm acreage. Board agreed that plan as presented is reasonable but must include straight line perpendicular to road for east end of property and a CUP for use of property as a business.

Conditional Use Permit: Dan Risch presented his plan to use land split from farm at W4965 Pioneer Dr. (item 5) for his construction business (DR Construction & Fabricating) and liquid manure hauling. He plans to put a commercial building (garage) on property, demolish the farm house and replace it with a new home. He indicated he will apply for the CUP for business operation before proceeding with purchase.

Ordinance Change M-3 Front Yard Setback: Proposed changes to section 17.19(3)(b) for setbacks in extractive district were discussed. **Motion:** to recommend Public Hearing to the Town Board by Winquist; second Lederer; carried.

Ordinance Changes Private Street or Way: Proposed changes to sections 17.26(5)(c), 18.08(3) and 18.10(2)(a) for residential driveways or easements serving 2 or 3 parcels or homes were discussed. Revisions were made to section 18.10(12). **Motion:** to recommend Public Hearing to the Town Board by Armstrong; second Huiras; carried.

Comprehensive Plan: Nothing new to report.

ADJOURN: Motion: to adjourn by Koeppen; second Winquist; carried. Meeting adjourned at 8:20 p.m.

Dave Gorton, Deputy Clerk
(approved 7/2/08)