

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES
October 1, 2008 Meeting**

A meeting of the Plan Commission of the Town of Fredonia was held on Wednesday, October 1, 2008 in the Town Hall, 242 Fredonia Avenue. Chairman Mueller called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Present: Richard Mueller (chairman)

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

Deputy Clerk: Dave Gorton

Absent: Brian Huiras

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 and e-mailed to the Sounder, Ozaukee Press and Milwaukee Journal Sentinel.

Minutes: Plan Commission meeting minutes of September 3, 2008 and revised minutes of August 6, 2008 were reviewed. **Motion:** to approve minutes by Janik; second Winquist; carried.

Public Comments: Chris Luft expressed opposition to the Risch CUP. She does not believe the business is agricultural, questioned the number of employees. She also asked if the neighbor notices had been sent for the public hearing scheduled for next week.

Land Division & Zoning Change: Waubeka Fire Department presented a Certified Survey Map for a land division and Zoning change from P2 to B1, R4 to P2, & R4 to B1 of their property at W4114 River Road. Part of the NE ¼ of the SW ¼ of Section 28 Township 12 North, Range 21 East in the Town of Fredonia, Ozaukee County, WI. The number of re-zone applications required was discussed (either 2 or 3). Since the Fire Station is a permitted use in P-2, no CUP will be required.

Building Permit Variance: Christy & Jim Knowles cancelled their appearance.

Ordinance Change: Draft revisions were reviewed to the B1 Urban Business District conditional uses to allow a residence on business property, garages for storage of vehicles used in conjunction with the operation of a business and off street parking and loading areas. This was previously included in our ordinances. **Motion:** to recommend to the Town Board that the ordinance change go to Public Hearing made by Lederer; second Winquist; carried. The Town Board should also send a letter of intent to change the ordinance to Jahnke.

Conditional Use Permit: Dan Weber of Shorewest and Janice Jahnke, presented a CUP application for property at W4110 Memorial Drive (Waubeka) to use the second level of the building as a living quarters for the owner/operator of the lower level business. **Motion:** to recommend the CUP for the operation of a business for public hearing to the Town Board made by Janik; second Armstrong; carried.

Conditional Use Permit & Zoning Correction: We Energies presented a CUP application for use of their property and correct zoning of property from A1 to P3 on Willow Valley Road. Located in the SE ¼ of the NE ¼ of the SW ¼ of Section 23, Township 12 North, Range 21 East. **Motion:** to recommend to the Town Board that the zoning change for lot 1 from A-1 to P-3 be approved made by Winquist; second Koeppen; carried. **Motion:** to recommend to the Town Board that the CUP for the operation of a Electric Sub-Station on the property go to Public Hearing made by Winquist; second Koeppen; carried.

Conditional Use Permit: The Board and Dan and Jennifer Risch reviewed the revised version dated 10/1/08 of the CUP for use of the property at W4965 Pioneer Dr. CUP for two businesses: D. R. Construction & Fabricating; D. R. Ag. Services. The Risch's accepted all conditions as written. **Motion:** to recommend to the Town Board that the CUP as revised 10/01/08 go to Public Hearing made by Janik; second Winquist; carried.

Boundary Agreement: Mueller asked for volunteers to serve on a committee to draft an agreement with the Village of Fredonia. He'd like a member from the Plan Commission and a member from the Town Board. Janik volunteered.

ADJOURN: Motion: to adjourn by Janik; second Winquist; carried. Meeting adjourned at 8:30 p.m.

Dave Gorton
Deputy Clerk
(approved 11/5/08)