

PO Box 159  
242 Fredonia Avenue  
Fredonia, WI 53021



Administrator: Christophe Jenkins  
[cjenkins@village.fredonia.wi.us](mailto:cjenkins@village.fredonia.wi.us)  
Clerk: Michelle T. Johnson  
[mjohnson@village.fredonia.wi.us](mailto:mjohnson@village.fredonia.wi.us)  
Treasurer: Melissa Depies  
[mdepies@village.fredonia.wi.us](mailto:mdepies@village.fredonia.wi.us)

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## AGENDA

### FREDONIA PLAN COMMISSION MEETING

**MONDAY, June 5, 2023 - 7:00 P.M.**

Fredonia Government Center – Village Board Room

242 Fredonia Avenue, Fredonia, Wisconsin

### THE FOLLOWING BUSINESS WILL BE BEFORE THE PLAN COMMISSION FOR INITIATION, DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to Order
2. Consent Agenda:
  - a) Approve Minutes from the January 9, 2023, Plan Commission meeting
3. Certified Survey Maps (CSM)
  - 1.) Discussion and Possible Action on the Industrial Park CSM  

Applicant: Village of Fredonia

Agent: Strand Engineering, Inc
  - 2.) Discussion and Possible Action on CSM 23-1, Three Lot Certified Survey Map to Split the Existing Single Lot Located at 709 Martin Drive, Fredonia, WI, 53021 (Parcel Number 090500122040)  

Applicant: Kenneth Jacek of 709 Martin Dr. Fredonia, WI 53021

Agent: Same
4. Action to Set Public Hearing
  - 1.) Discussion and Possible Action to Set a Public Hearing For a Zoning Change at Property Address 709 Martin Drive, Fredonia, WI, 53021 (Parcel Number 090500122040) From A-1 Agricultural to Three Proposed Lots All Zoned R-1 Single Family Residential.  

Applicant: Kenneth Jacek of 709 Martin Dr. Fredonia, WI 53021

Agent: Same

2.) Discussion and Possible Action to Set a Public Hearing for a Zoning Change at Property Address 705 Fredonia Avenue, Fredonia, WI, 53021 (Parcel Number 090500617002) From RD-1 to RS-1

Applicant: Michael D. Strand

Agent: Same

5. Items for future consideration

6. Adjourn

**NOTICE IS HEREBY GIVEN** that a majority of the Fredonia Village Board may attend this meeting in order to gather information about a subject over which they have decision-making responsibility.

**UPON REASONABLE NOTICE**, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 692-9125.

**VILLAGE OF FREDONIA  
PLAN COMMISSION MEETING MINUTES  
JANUARY 9, 2023**

Chairman Dohrwardt called the Plan Commission meeting to order at 7:00 p.m.

Board members present: Don Dohrwardt, Dan Wellskopf, Gene Mayer and Troy Bretl.

Board members excused: Gerry Weiland and Jerry Jacque.

Staff/Officials present: Village Clerk Melissa Depies.

Others present: Phil Lundman, David Janik, Scott Tarman, and Bill Stuart – Meissner, Tierney, Fisher & Nicols.

**Approve minutes**

Motion by Troy Bretl, seconded by Dan Wellskopf, to approve the December 5, 2022, Plan Commission meeting minutes as presented. Motion carried unanimously.

**Public Hearing for the purpose of hearing public comment on and reaction to a proposed change to property zoning from RS-2 Single Family Residential to M-2 Manufacturing: Lots 11, 12, 13 and 14 in Stoney Creek Meadows Subdivision and Parcel 090500516007.**

Don Dohrwardt read the statement of Public Hearing.

Don Dohrwardt questioned if there were any questions or comments from those in attendance.

Hearing none the Public Hearing was closed.

**Motion to recommend the Village Board to approve a property zoning change from RS-2 Single Family Residential to M-2 Manufacturing: Lots 11, 12, 13, and 14 in Stoney Creek Meadows Subdivision and Parcel 090500516007.**

Motion by Gene Mayer, seconded by Troy Bretl, to recommend the Village Board approve a property zoning change from RS-2 Single Family Residential to M-2 Manufacturing: Lots 11, 12, 13, and 14 in Stoney Creek Meadows Subdivision and Parcel 090500516007.

Troy Bretl questioned what the long-range plan or vision for these lots was. Phil Lundman responded that he is anticipating that these lots will remain green space and/or parking. He is considering adding on to the building. However, the addition will be between the two existing buildings or to the north.

Don Dohrwardt stated that these lots would not have been desirable for single-family homes as they back up to the manufacturing plant.

Troy Bretl stated that Mark Bartolotta had contacted him and indicated that he has no objection to the zoning change.

The motion to recommend the Village Board approve a property zoning change from RS-2 Single Family Residential to M-2 Manufacturing: Lots 11, 12, 13, and 14 in Stoney Creek Meadows Subdivision and Parcel 090500516007 was carried unanimously.

**Items for future consideration**

None

**Adjournment**

Motion by Gene Mayer, seconded by Troy Bretl, to adjourn the meeting at 7:10 p.m. Motion carried.

# CERTIFIED SURVEY MAP NO.

LOT 2 OF CERTIFIED SURVEY MAP 4146 RECORDED AS DOCUMENT NUMBER 1120406 AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

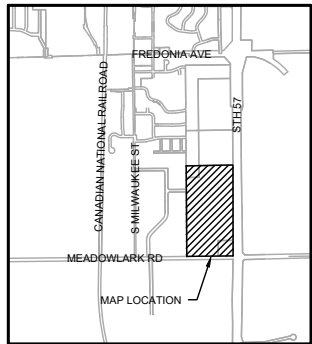
BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983/2011). THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, T12N, R21E, HAS A BEARING OF N87°30'44"E



### GENERAL NOTES:

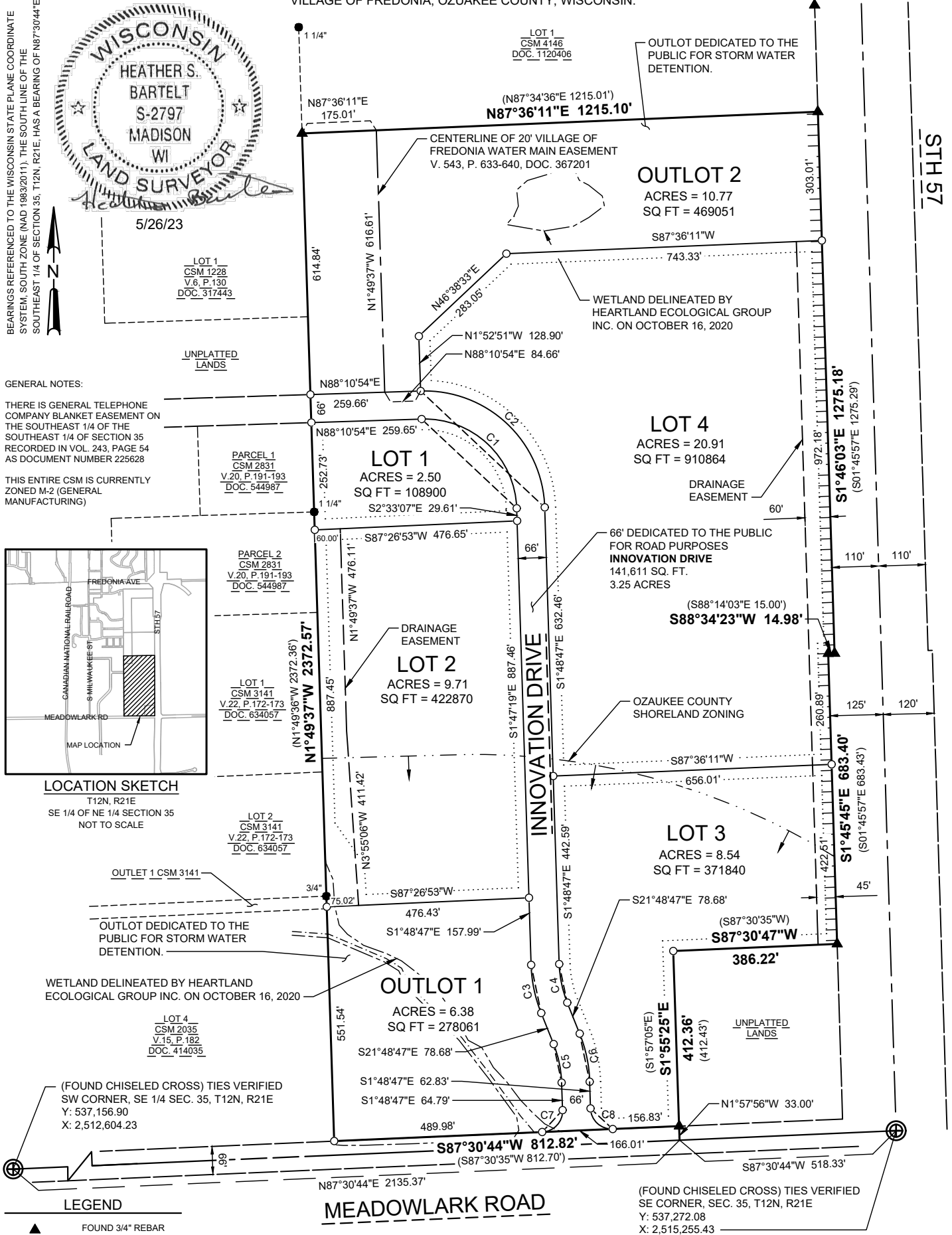
THERE IS GENERAL TELEPHONE COMPANY BLANKET EASEMENT ON THE SOUTHEAST 1/4 OF SECTION 35 RECORDED IN VOL. 243, PAGE 54 AS DOCUMENT NUMBER 225628

THIS ENTIRE CSM IS CURRENTLY ZONED M-2 (GENERAL MANUFACTURING)



### LOCATION SKETCH

T12N, R21E  
SE 1/4 OF NE 1/4 SECTION 35  
NOT TO SCALE



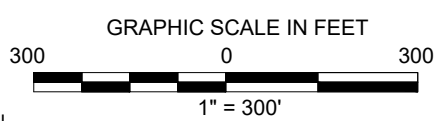
- ### LEGEND
- ▲ FOUND 3/4" REBAR
  - FOUND IRON PIPE (SIZE NOTED)
  - RIGHT-OF-WAY LINE
  - ⊕ OZAUKEE COUNTY MONUMENT, EXISTING
  - SET 3/4" O.D. x 24" REBAR (WEIGHING 1.50 LBS/L.F.)
  - ( ) RECORDED AS
  - |||| ACCESS RESTRICTED
  - WETLAND BOUNDARY
  - - - - EDGE OF WATER
  - ..... SETBACK LINE

PREPARED BY:  
HEATHER BARTELT AGENT FOR  
STRAND ASSOCIATES, INC.  
910 WEST WINGRA DR.  
MADISON, WI 53715

SURVEYED FOR:  
IDEAL TREE SERVICE, LLC  
3040 STATE ROAD 33  
SAUKVILLE, WI 53080



STATE OF WISCONSIN  
Ozaukee County  
Received for record this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 20\_\_\_\_ at \_\_\_\_\_  
o'clock \_\_\_\_\_ M. and recorded in Vol. \_\_\_\_\_  
\_\_\_\_\_ of C.S.M.'s, page(s) \_\_\_\_\_  
Document No. \_\_\_\_\_ Register  
Deputy

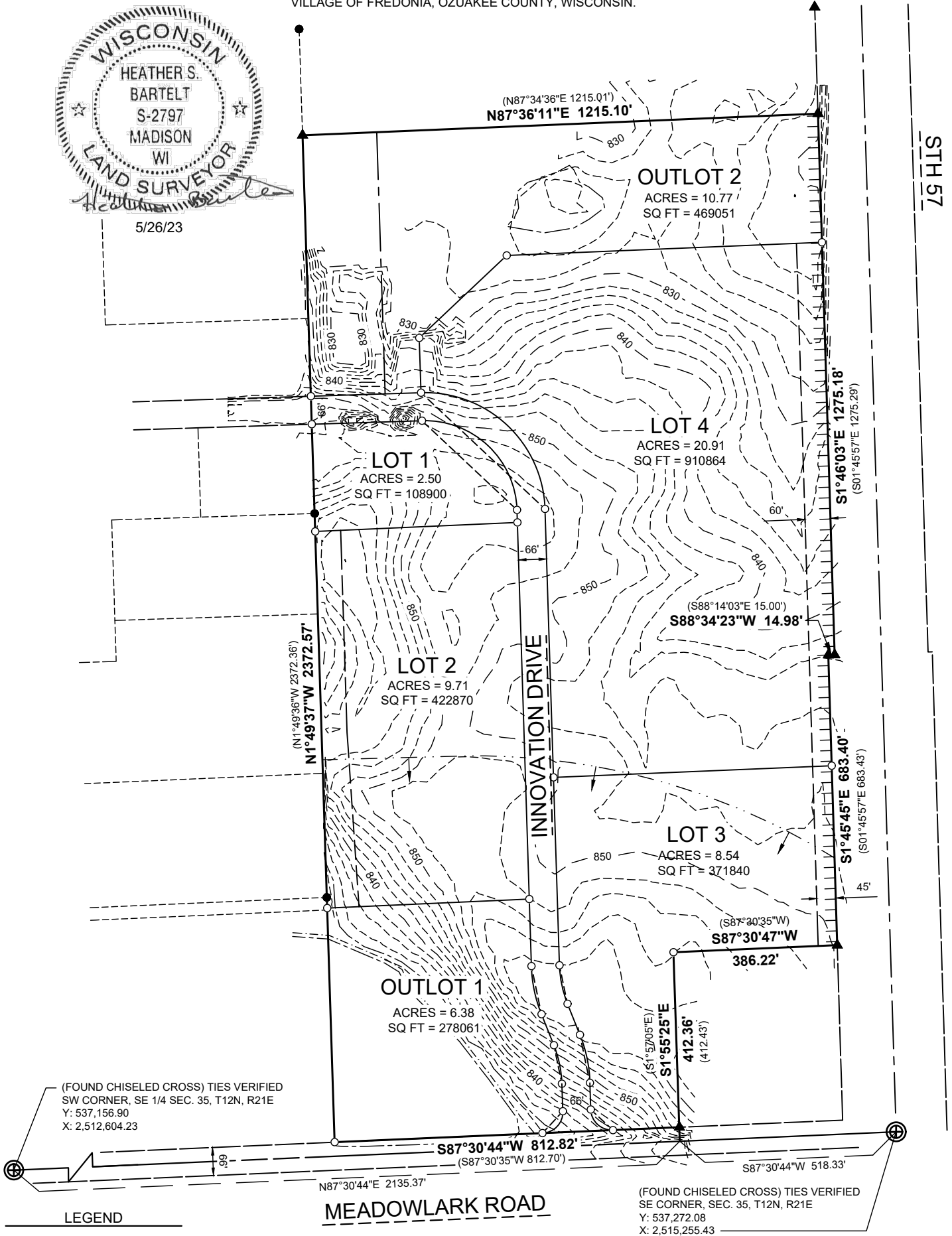


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP 4146 RECORDED AS DOCUMENT NUMBER 1120406 AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.



5/26/23



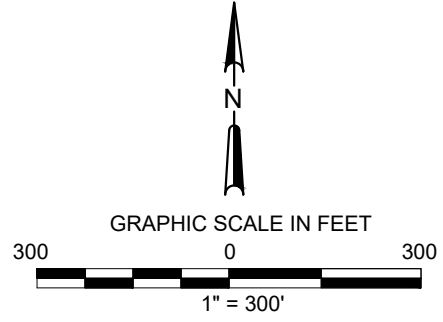
STH 57

(FOUND CHISELED CROSS) TIES VERIFIED  
SW CORNER, SE 1/4 SEC. 35, T12N, R21E  
Y: 537,156.90  
X: 2,512,604.23

(FOUND CHISELED CROSS) TIES VERIFIED  
SE CORNER, SEC. 35, T12N, R21E  
Y: 537,272.08  
X: 2,515,255.43

### LEGEND

- ▲ FOUND 3/4" REBAR
- FOUND IRON PIPE (SIZE NOTED)
- RIGHT-OF-WAY LINE
- ⊕ OZAUKEE COUNTY MONUMENT, EXISTING
- SET 3/4" O.D. x 24" REBAR (WEIGHING 1.50 LBS/L.F.)
- ( ) RECORDED AS
- |||| ACCESS RESTRICTED
- - - WETLAND BOUNDARY
- · - · - EDGE OF WATER



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP 4146 RECORDED AS DOCUMENT NUMBER 1120406 AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR WITH STRAND ASSOCIATES, INC., DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOT 2 OF CERTIFIED SURVEY MAP 4146 RECORDED AS DOCUMENT NUMBER 1120406 AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35;  
 THENCE SOUTH 87° 30' 44" W, 518.33 FEET (RECORDED AS SOUTH 87° 30' 35" WEST, 518.39 FEET) ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35;  
 THENCE NORTH 01° 57' 56" WEST, 33.00 FEET RECORDED AS NORTH 01° 57' 05" WEST TO THE POINT OF BEGINNING;  
 THENCE, SOUTH 87° 30' 44" WEST, 812.82 FEET RECORDED AS SOUTH 87° 30' 35" WEST, 812.70 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF MEADOWLARK ROAD TO THE SOUTHWEST CORNER OF SAID LOT 2;  
 THENCE, NORTH 01° 49' 37" WEST, 2372.57 FEET RECORDED AS NORTH 01° 49' 36" WEST, 2372.36 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT;  
 THENCE, NORTH 87° 36' 11" EAST, 1215.10 FEET RECORDED AS NORTH 87° 34' 36" EAST, 1215.01 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF STH 57;  
 THENCE, SOUTH 01° 46' 03" EAST, 1275.18 FEET RECORDED AS SOUTH 01° 45' 57" EAST, 1275.29 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;  
 THENCE, SOUTH 88° 34' 23" WEST, 14.98 FEET RECORDED AS SOUTH 88° 14' 03" EAST, 15.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;  
 THENCE, SOUTH 01° 45' 45" EAST, 683.40 FEET RECORDED AS SOUTH 01° 45' 57" EAST, 683.43 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;  
 THENCE, SOUTH 87° 30' 47" WEST, 386.22 FEET RECORDED AS SOUTH 87° 30' 35" WEST;  
 THENCE, SOUTH 01° 57' 56" EAST, 412.35 FEET RECORDED AS SOUTH 01° 57' 05" EAST, 412.43 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWLARK LANE AND THE POINT OF BEGINNING.

CONTAINING 2,703,259 SQUARE FEET (62.06 ACRES).

SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, RECORDED AND UNRECORDED.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF IDEAL TREE SERVICE, LLC.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXISTING BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF FREDONIA IN SURVEYING AND MAPPING THIS PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF



DATED THIS 26TH DAY OF MAY, 2023

HEATHER S. BARTELT, AGENT FOR STRAND ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYOR NO. 2797  
 STRAND PROJECT NUMBER 3500.016



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	217.00'	340.88'	90°00'18"	N46°48'56"W	306.90'
C2	283.00'	444.56'	90°00'18"	N46°48'56"W	400.24'
C3	333.00'	116.24'	20°00'00"	S11°48'47"E	115.65'
C4	267.00'	93.20'	20°00'00"	S11°48'47"E	92.73'
C5	267.00'	93.20'	20°00'00"	N11°48'47"W	92.73'
C6	333.00'	116.24'	20°00'00"	N11°48'47"W	115.65'
C7	50.00'	77.95'	89°19'32"	N42°50'59"E	70.29'
C8	50.00'	79.13'	90°40'28"	S47°09'01"E	71.13'

**OWNERS CERTIFICATE OF DEDICATION**

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

VILLAGE OF FREDONIA  
 COUNTY OF OZAUKEE

WITNESS THE HAND AND SEAL OF SAID OWNER  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
 IN PRESENCE OF:

\_\_\_\_\_  
 IDEAL TREE SERVICE, LLC

**CONSENT OF MORTGAGE**

PORT WASHINGTON STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS.

IN WITNESS WHEREOF, THE SAID PORT WASHINGTON STATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY

\_\_\_\_\_, ITS PRESIDENT,

AND COUNTERSIGNED BY \_\_\_\_\_, ITS SECRETARY (CASHIER), AT

\_\_\_\_\_, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 IN PRESENCE OF:

PORT WASHINGTON STATE BANK \_\_\_\_\_  
 (CORPORATE SEAL)

\_\_\_\_\_  
 PRESIDENT

\_\_\_\_\_  
 SECRETARY OR CASHIER

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

THE ABOVE NAMED \_\_\_\_\_,  
 TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_.

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

THE ABOVE NAMED \_\_\_\_\_,  
 TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_.



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 2 OF CERTIFIED SURVEY MAP 4146 RECORDED AS DOCUMENT NUMBER 1120406 AT THE OZAUKEE COUNTY REGISTER OF DEEDS BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZUAKEE COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL - VILLAGE

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE VILLAGE BOARD OF THE VILLAGE OF FREDONIA

APPROVED ON: \_\_\_\_\_

\_\_\_\_\_  
DAN GEHRKE - VILLAGE CHAIRMAN

\_\_\_\_\_  
SANDRA TRETOW - SECRETARY

VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE VILLAGE BOARD OF THE VILLAGE OF FREDONIA

APPROVED ON: \_\_\_\_\_

\_\_\_\_\_  
DAN GEHRKE - VILLAGE PRESIDENT

\_\_\_\_\_  
MICHELLE JOHNSON - VILLAGE CLERK

APPROVAL OF THE OZAUKEE COUNTY NATURAL RESOURCES COMMITTEE, COUNTY PLANNING AGENCY

RESOLVED, THAT THE CERTIFIED SURVEY MAP OF LOT 2 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, BY IDEAL TREE SERVICE, OWNERS, IS HEREBY APPROVED BY THE AUTHORITY OF THE NATURAL RESOURCES COMMITTEE OF THE OZUAKEE COUNTY BOARD OF SUPERVISORS UNDER THE PROVISIONS OF SECTION 7.1200 AND CHAPTER 13 OF THE COUNTY ORDINANCE.

APPROVED ON: \_\_\_\_\_

\_\_\_\_\_  
ROB HOLYOKE  
CHAIRPERSON, NATURAL RESOURCE COMMITTEE







## Subdivision & Platting Application

242 Fredonia Ave  
 PO Box 159  
 Fredonia, Wisconsin 53021  
 (262) 692-9125  
<https://www.fredoniawi.gov/>

Date Filed	5/17/23
Fee* \$150.00	19539

### Owner's Information

Owner of Property	Kenneth P & Jennifer E. Jacek Revocable
Property Address	709 Martin Dr. Family Trust
City, State, Zip Code	Fredonia, WI 53021
Phone Number	(414) 687-1781
Email	K-Jacek@wi.net.com

### Property Information

Subdivision Requested: from 3.5 acre lot zoned A-1 to 3 lots zoned RS-1
Does this property require a zoning change <input checked="" type="radio"/> Yes <input type="radio"/> No
Proposed Use of Property:

### Names and Addresses of Adjoining Property Owners

*(Use Reverse if Needed)*

1. Jeanne Lieder (Larvick), 721 Martin Dr
2. Jeff Balbock 175 Filmore St
3. Jeff Balbock 171 Filmore St
4. John Donald 169 Filmore St
5.
6.
7.
8.
9.

*I certify that the forgoing statements are true and correct to the best of my knowledge.*

Signature of Owner:
Address of Owner (if different from above): 709 Martin Dr. Fredonia, WI 53021

**Notice: This application must be complete and accurate, or it will be returned. Survey, building plans, and/or drawings pertaining to this subdivision request must be included with this application before a hearing will be scheduled.**

**\* Fee \$150 PLUS any engineering, administrative, or special meeting costs related to the subdivision.**

# Certified Survey Map No. \_\_\_\_\_

A Re-division of Lot 2 Certified Survey Map No. 1715, being part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 12 North, Range 21 East, Village of Fredonia, Ozaukee County Wisconsin.

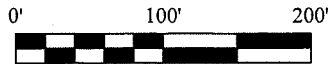
**Surveyor:**  
 Richard Simon  
 5080 Fairy Chasm  
 West Bend, WI 53095  
 Cornerstone Land Surveying, Inc.  
 rls2698@gmail.com  
 (262) 424-5630

**Owner:**  
 Kenneth P. and Jennifer E. Jacek  
 Revocable Family Trust  
 709 Martin Drive  
 Fredonia, WI 53021

Northwest corner of the Southwest 1/4 of Section 26-12-21

Northeast corner of the Southwest 1/4 of Section 26-12-21

Scale 1" = 100'



**Legend:**

- Denotes 1" Iron Pipe Found
- 3#4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set

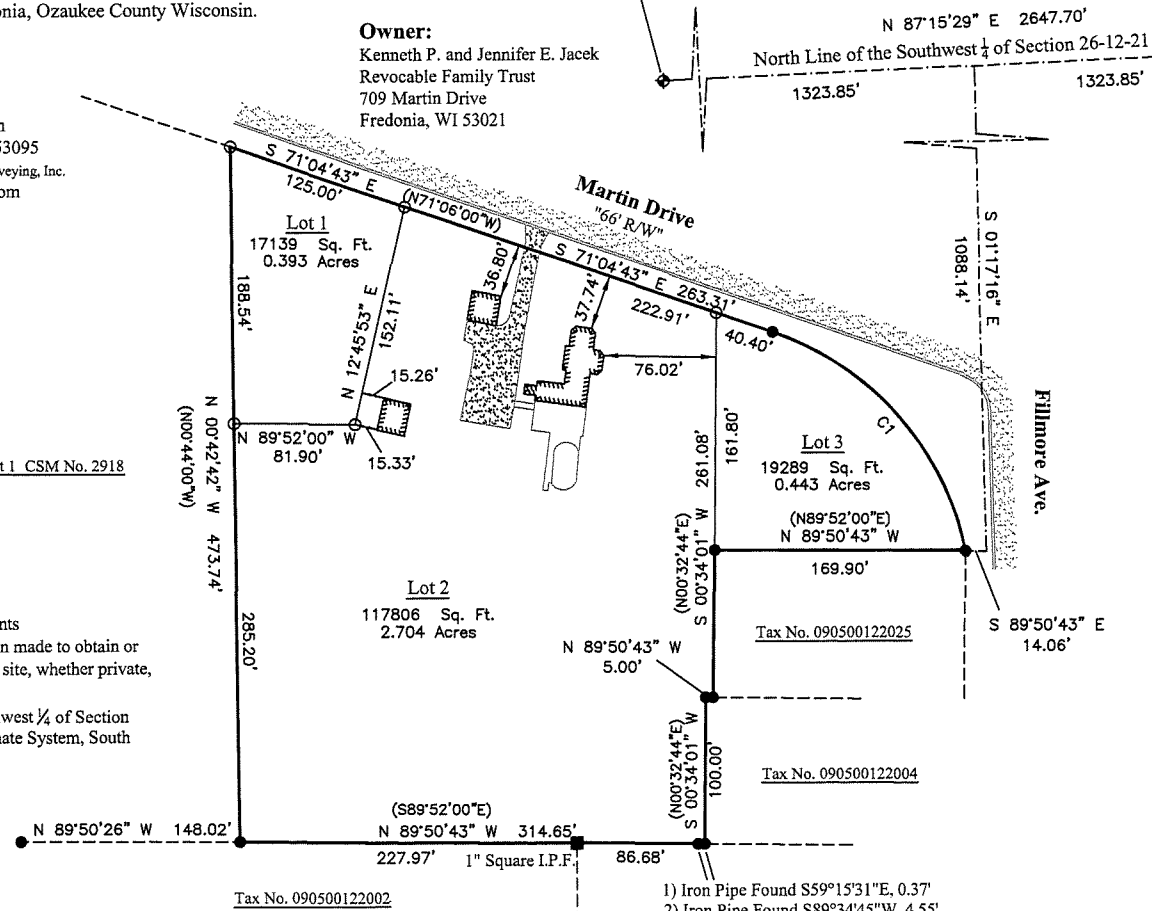
**Notes:**

- 1) Bearings or Distances in ( ) are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the North line of the Southwest 1/4 of Section 26-12-21, bearing N87°15'29"E per State Plane Coordinate System, South Zone. (NAD 1983)

This Map drafted by Richard L. Simon

**Curve Data**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	198.00'	207.24'	197.91'	N 41°05'34" W	59°58'12"



- 1) Iron Pipe Found S59°15'31"E, 0.37'
- 2) Iron Pipe Found S89°34'45"W, 4.55'

Lot 1 CSM No. 1629

**Certified Survey Map No. \_\_\_\_\_**

A Re-division of Lot 2 Certified Survey Map No. 1715, being part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of of Section 26, Township 12 North, Range 21 East, Village of Fredonia, Ozaukee County Wisconsin.

**Surveyor's Certificate**

I, Richard L. Simon, Professional Land Surveyor, hereby certify that I have surveyed:

A Re-division of Lot 2 Certified Survey Map No. 1715, being part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 12 North, Range 21 East, Village of Fredonia, Ozaukee County Wisconsin.

**Described as follows:**

A Re-division of Lot 2 Certified Survey Map No. 1715, being part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 12 North, Range 21 East, Village of Fredonia, Ozaukee County Wisconsin.

Said parcel contains 154234 Sq. Ft. or 3.541 Acres Gross

That I have made such survey, division, and map by the direction of Kenneth P. Jacek and Jennifer E. Jacek.

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Fredonia in surveying, dividing, and mapping the same.

Dated this 6th day of May, 2023

\_\_\_\_\_  
Richard L. Simon, P.L.S. #2698  
Cornerstone Land Surveying  
5080 Fairy Chasm Road  
West Bend, WI 53095  
262-424-5630

**Village of Fredonia Planning Commission Approval**

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Fredonia.

\_\_\_\_\_, Chairperson \_\_\_\_\_ Date

\_\_\_\_\_, Secretary \_\_\_\_\_ Date

**Village of Fredonia Board Approval**

This Certified Survey Map is hereby approved by the Village of Fredonia.

\_\_\_\_\_, Chairperson \_\_\_\_\_ Date

\_\_\_\_\_, Clerk \_\_\_\_\_ Date

**Certified Survey Map No. \_\_\_\_\_**

A Re-division of Lot 2 Certified Survey Map No. 1715, being part of the Northwest 1/4 of the Southwest 1/4 of of Section 26, Township 12 North, Range 21 East, Village of Fredonia, Ozaukee County Wisconsin.

**Owner's Certificate**

We, Kenneth P. Jacek and Jennifer E. Jacek do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided, and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_

State of Wisconsin ) SS  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above named, Kenneth P. Jacek and Jennifer E. Jacek, known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, State of Wisconsin

My commission expires: \_\_\_\_\_



## Zoning Change Application

242 Fredonia Ave  
 PO Box 159  
 Fredonia, Wisconsin 53021  
 (262) 692-9125  
<https://www.fredoniawi.gov/>

Date Filed	5/17/2023
Fee \$150.00	✓ 9539

### Owner's Information

Owner of Property	Kenneth P and Jennifer E Jacek Revocable Family Trust
Property Address	709 Martin Dr
City, State, Zip Code	Fredonia, WI 53021
Phone Number	414-687-1781
Email	KJacek@wi.rr.com

### Property Information

Present Use of Property	Residential
Proposed Use of Property	Residential
Current Zoning District	A-1
Proposed Zoning District	R-1

### Names and Addresses of Adjoining Property Owners

*(Use Reverse if Needed)*

- |   |
|---|
| 1. Jeanine Lieder(Larvick), 721 Martin Dr |
| 2. Jeff Balbock, 175 Filmore St           |
| 3. Jeff Balbock, 171 Filmore St           |
| 4. John Donald, 169 Filmore St            |
| 5.  |
| 6.  |
| 7.  |
| 8.  |
| 9.  |

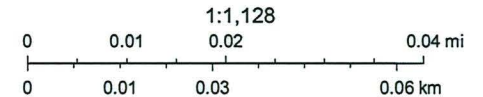
Signature of Owner:	
Address of Owner (if different from above):	

# Village of Fredonia Maps



5/17/2023, 11:21:52 AM

- |  |                     |                         |                     |                        |
|--|---------------------|-------------------------|---------------------|------------------------|
| <b>Zoning</b>                            | PLSS Sections       | Condominium             | Town/Public Road    | <b>PLSS Corners</b>    |
| A1-General Agricultural/Holding District | PLSS Townships      | Gap                     | <b>Highways</b>     | Center of Section      |
| RD-1 Residential Duplex                  | CSM                 | Overlap                 | US Highway          | GPS Point              |
| RS-1 Single Family Residential           | Building Footprints | Tax Parcel              | State Highway       | Meander Corner         |
| RS-2 Single Family Residential           | <b>Parcels</b>      | Historical Parcel Lines | County Road         | Quarter Section Corner |
| Control Survey Diagram                   | Road Reservation    | Local Roads             | Ramp                | Section Corner         |
| PLSS Quarter Sections                    | Road Right-of-Way   | Private Road            | Railroad Centerline | Witness Corner         |



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# CSM + Site Plan Approval

## Parcel Information

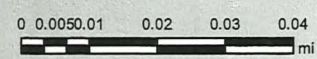


Legend			

Product of the LAND INFORMATION OFFICE

3/27/2023, 4:41:42 PM

3/27/2023, 4:41:42 PM



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.

313.93'

584.42

09-050-01-22-047

CSM #2918 LOT 2 DOC #0563785

2.240 ACS

524.30'

09-050-01-22-048

CSM #2918 LOT 1 DOC #0563785

1.700 ACS

473.74

09-050-01-22-040

CSM #1715 LOT 2 DOC #0368941

3.540 ACS

801

157.14

721

Drive

192'

124'

154'

81.00°  
714

712  
100.00°  
09-050-60

388.37'

709

708

09-050-01-22-

100.00'

225.00'

704

09-050-01-22-006

176.02

148.02

227.07'

100.00

5.00

100.00

09-050-

09-050-

Parcel Information





## Zoning Change Application

242 Fredonia Ave  
 PO Box 159  
 Fredonia, Wisconsin 53021  
 (262) 692-9125  
<https://www.fredoniawi.gov/>

Date Filed	5/17/23
Fee	\$150 ✓1419

### Owner's Information

Owner of Property	Michael D Strand
Property Address	705 Fredonia Ave
City, State, Zip Code	Fredonia WI 53021
Phone Number	262-745-8607
Email	mstrand@gmail.com

### Property Information

Present Use of Property	Duplex
Proposed Use of Property	single family
Current Zoning District	RD 1
Proposed Zoning District	RS 1

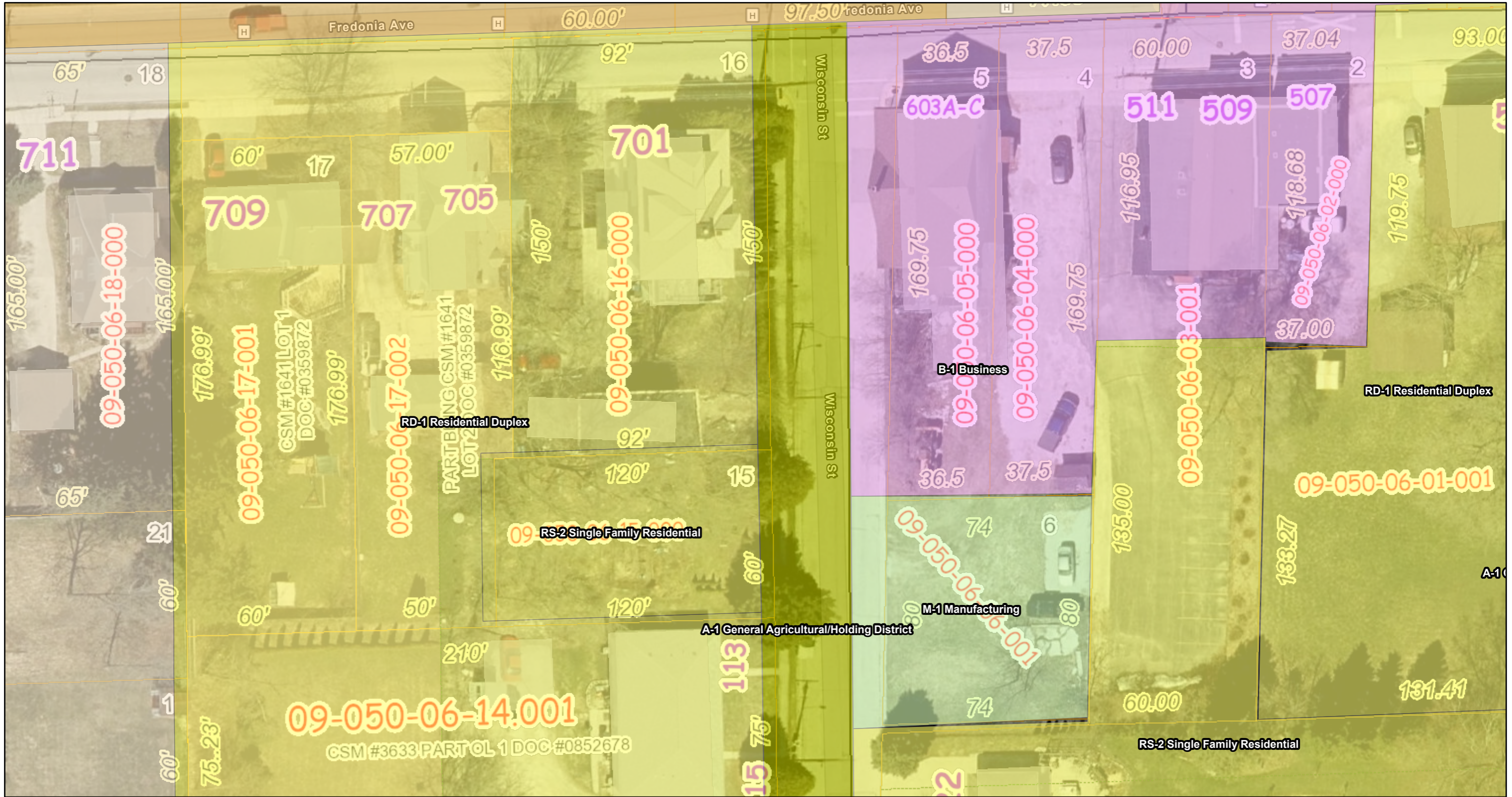
### Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1.	Matthew Spors - 709 Fredonia Ave
2.	Gloria Lau - 92 Evergreen Dr. Random Lake, WI 53075 (113-15 WI 53075)
3.	Scot Roberts + Kristina Roden - 701 Fredonia Ave
4.	" " " "
5.	
6.	
7.	
8.	
9.	

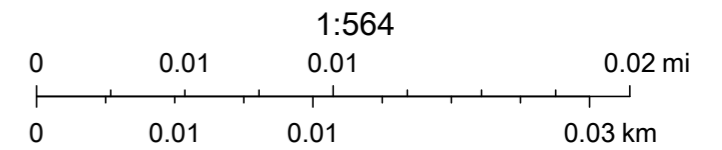
Signature of Owner:	
Address of Owner (if different from above):	

# Village of Fredonia Maps



5/17/2023, 9:58:14 AM

- |   |                                |                     |                         |                     |                        |
|---|--------------------------------|---------------------|-------------------------|---------------------|------------------------|
| <b>Zoning</b>                             | RS-3 Single Family Residential | Building Footprints | Tax Parcel              | State Highway       | Meander Corner         |
| A-1-General Agricultural/Holding District | Control Survey Diagram         | <b>Parcels</b>      | Historical Parcel Lines | County Road         | Quarter Section Corner |
| B-1 Business                              | PLSS Quarter Sections          | Road Reservation    | Local Roads             | Ramp                | Section Corner         |
| M-1 Manufacturing                         | PLSS Sections                  | Road Right-of-Way   | Private Road            | Railroad Centerline | Witness Corner         |
| RD-1 Residential Duplex                   | PLSS Townships                 | Condominium         | Town/Public Road        | <b>PLSS Corners</b> | Center of Section      |
| RS-1 Single Family Residential            | CSM                            | Gap                 | Highways                | US Highway          | GPS Point              |
| RS-2 Single Family Residential            |                                | Overlap             |                         |                     |                        |



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