

PO Box 159
242 Fredonia Avenue
Fredonia, Wi 53021



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

AGENDA

FREDONIA PLANNING COMMISSION MEETING AND PUBLIC HEARING MONDAY, SEPTEMBER 11th, 2023 - 7:00 P.M.

Fredonia Government Center – Village Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

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

1. Call to Order/ Pledge of Allegiance
2. Consent Agenda:
 - 1.) Approve Minutes from the July 10th, 2023, Planning Commission Meeting
3. A Public Hearing at 7:00PM to Hear Public Comment on and Reaction to a Proposed Amendment to the Village's Zoning Code Chapter 575-83(B)(1).
4. Discussion and Possible Recommendation to the Village Board on Proposed Amendment to the Village's Zoning Code Chapter 575-83(B)(1)
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 262-692-9125.

PO Box 159
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**NOTICE OF PUBLIC HEARING
FOR A PROPOSED AMENDMENT TO THE ZONING CODE**

**VILLAGE OF FREDONIA
242 FREDONIA AVENUE**

SEPTEMBER 11, 2023 AT 7:00PM

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of the Village of Fredonia will hold a public hearing for the purpose of hearing public comment on and reaction to a proposed amendment to the Village's Zoning Code.

Ordinance Amendment to be considered:

§ 575-83(B)(1) is hereby amended by deleting text struck through and adding the text in underlining:

B. Placement restrictions. An accessory building, use or structure may be established subject to the following regulations:

(1) Placement and dimensions. Notwithstanding any placement and dimensional standards pertaining to principal structures set forth in the applicable zoning district, A-accessory uses and detached accessory structures are permitted in the rear yard only; ~~they~~ shall not be closer than five feet to the principal structure, shall not be closer than three feet to any lot line, shall not exceed 15 feet in height, and shall not occupy more than 20% of the rear yard area in all districts except the following:

[The remaining portions of s. 575-83(B)(1) shall remain unaltered.]

Following said hearing and after consideration of the Planning Commission recommendation, the Village Board will then take formal action on the proposed Zoning Code amendment on Thursday, September 21, 2023.

Interested citizens are encouraged to attend the public hearing on September 11, 2023 at 7:00PM at the Fredonia Government Center Board Room, 242 Fredonia Avenue, Fredonia, Wisconsin. Further information about these matters may be obtained by contacting the clerk of the Village of Fredonia.

FOR: Fredonia Planning Commission

By:
Michelle T. Johnson
Village Clerk

Posted this 24th day of August, 2023.

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**FREDONIA PLAN COMMISSION MEETING AND PUBLIC HEARING
MONDAY, July 10th, 2023 - 7:00 P.M.**

Fredonia Government Center – Village Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

1. Chairman Gehrke called the meeting to order at 7:00PM, followed by the Pledge of Allegiance.
Members present: President Gehrke, Trustee Dohrwardt, Commissioners Bretl, Weiland, Buvid, and Jaques.
Staff present: Administrator Jenkins.

2. *Motion to approve minutes from the June 5, 2023, Plan Commission meeting made by Co. Bretl.
Seconded by Co. Weiland
Passed by unanimous vote.*

3. A Public Hearing at 7:00PM to Rezone Property Address 709 Martin Drive, Fredonia, WI, 53021 (Parcel Number 090500122040) From A-1 Agricultural to Three Proposed Lots All Zoned RS-1 Single Family Residential.
Applicant: Kenneth Jacek of 709 Martin Dr. Fredonia, WI 53021
Agent: Same

Presented by Administrator Jenkins. No comments were made.

*Motion to recommend to the Village Board to approve rezoning property address 709 Martin Drive, Fredonia, WI, 53021 (Parcel Number 090500122040) from A-1 Agricultural to three proposed lots all zoned RS-1 Single Family Residential made by Co. Bretl.
Seconded by Co. Dohrwardt.
Passed by unanimous vote.*

3. A Public Hearing at 7:00PM to Rezone Property Address 705 Fredonia Avenue, Fredonia, WI, 53021 (Parcel Number 090500617002) From RD-1 to RS-1 Single Family Residential.
Applicant: Michael D. Strand
Agent: Same

Presented by Administrator Jenkins. No in person comments were made, two

comments received via email from residents Kristina Roden and Scott Roberts in favor.

Motion to recommend to Village Board to approve rezoning Property Address 705 Fredonia Avenue, Fredonia, WI, 53021 (Parcel Number 090500617002) From RD-1 to RS-1 Single Family made by Co. Bretl.

Seconded by Trustee Dohrwardt.

Passed by unanimous vote.

4. Certified Survey Map (CSM)

a) Discussion and Possible Recommendation on Industrial Park CSM-23-3

Applicant: Village of Fredonia

Agent: Strand Engineering, Inc.

Presented by Administrator Jenkins. Co. Bretl stated Ideal Tree Service was completing the approval of the first Industrial Park CSM to allow this second one to be enacted.

Motion to recommend approval of CSM-23-3 to the Village Board made by Trustee Dohrwardt.

Seconded by Co. Buvid.

Passed by unanimous vote.

5. Items for Future Consideration. None

6. *Motion to adjourn made by Co. Bretl.*

Seconded by Co. Buvid.

Passed by unanimous vote.

ORDINANCE 2023-9

**AMENDING § 575-83: PERTAINING TO THE ALLOWABLE SETBACKS OF
ACCESSORY STRUCTURES**

The Village Board of the Village of Fredonia does ordain as follows:

§ 575-83(B)(1) is hereby amended by deleting text struck through and adding the text in underlining:

B. Placement restrictions. An accessory building, use or structure may be established subject to the following regulations:

(1) Placement and dimensions. Notwithstanding any placement and dimensional standards pertaining to principal structures set forth in the applicable zoning district, Accessory uses and detached accessory structures are permitted in the rear yard only; ~~they~~ shall not be closer than five feet to the principal structure, shall not be closer than three feet to any lot line, shall not exceed 15 feet in height, and shall not occupy more than 20% of the rear yard area in all districts except the following:

[The remaining portions of s. 575-83(B)(1) shall remain unaltered.]

PASSED AND ADOPTED by the Village Board of the Village of Fredonia, Ozaukee County, Wisconsin this _____ day of _____, 2023.

Daniel Gehrke, Village President

ATTEST:

Michelle Johnson, Village Clerk