

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 MONDAY, November 6th, 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 October 2nd, 2023, Planning Commission Meeting
3. Certified Survey Map (CSM)
 - a) Discussion and Possible Recommendation on Industrial Park CSM-23-4
Applicant: Village of Fredonia
Agent: Strand Engineering, Inc.
4. Action to Set Public Hearing
 - a) Discussion and Possible Action to Set a Public Hearing For a Zoning Change to Eight Lots in the Village Green Subdivision, Parcel Numbers 09-089-00680.00, 09-089-00670.00, 09-089-00660.00, 09-089-00650.00, 09-089-0000.008, 09-089-00640.00, 09-089-00630.00, and 09-089-00620.00 From RS-1 Single Family Residential to RS-2 Single Family Residential.
Applicant: Hillcrest Fredonia, LLC
Agent: Same
 - b) Discussion and Possible Action to Set a Public Hearing For a Zoning Change at Property Address 483 N. Milwaukee Street, Fredonia WI, 53021, Parcel

Number 09-026-01015.00, From RS-1 Single Family Residential to RS-2 Single Family Residential.

Applicant: Cameron and Leah Bopp

Applicant: Same

- c) Discussion and Possible Action to Set a Public Hearing For a Zoning Change to One Lot in the Village Green Subdivision, Parcel Number 09-089-00790.00, From RS-2 Single Family Residential to RC-2 Two Unit Condominium Residential District

Applicant: Hillcrest Fredonia, LLC

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 262-692-9125.

**VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
OCTOBER 2, 2023**

Chairman Gehrke called the Plan Commission meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

Commission members present: Dan Gehrke, Jerry Jacque, Dan Wellskopf, Don Dohrwardt, Gerry Weiland, Blake Buvid, and Troy Bretl.

Board members excused: None.

Staff/Officials present: Village Treasurer Melissa Depies.

Others present: Dick Daehnert – Quasius Construction, Sarah Stampfl – Corsa Technic, and Alex Kalempa – Corsa Technic .

Consent Agenda

Motion by Don Dohrwardt, seconded by Troy Bretl, to approve the September 11, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

Approval of Site Plan: Corsa Technic, LLC, 304 Industrial Drive, Fredonia, WI

Troy Bretl questioned what the requirements were for the exterior of a building in the industrial park. Don Dohrwardt stated that this building is outside of the TID 2 limits; therefore those requirements would not pertain to this building.

Dick Daehnert, Quasius Construction, stated that the rotted roof will be removed and the height of the new roof will be slightly higher; however will not exceed maximum height requirements. The color of the accent siding is more of a dark cranberry than the bright red that shows in the rendering. The inside of the building was completely gutted and restructured for this business.

Motion by Troy Bretl seconded by Gerry Weiland to approve the site plan for Corsa Technic, LLC, 304 Industrial Drive. Motion carried unanimously.

Items for future consideration

None

Adjournment

Motion by Don Dohrwardt, seconded by Blake Buvid, to adjourn the meeting at 7:06 p.m. Motion carried unanimously.



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	✓ 10024980 \$150.00

Owner's Information

Owner of Property	HILLCREST FREDONIA, LLC
Property Address	VILLAGE GREEN SUBDIVISION PAFFELBACH 59
City, State, Zip Code	FREDONIA, WI 53021
Phone Number	HILLCREST () PAUL (262) 366-2242
Email	PAFFELBACH59@GMAIL.COM

Property Information

Present Use of Property	VACANT, SINGLE FAMILY
Proposed Use of Property	SINGLE FAMILY
Current Zoning District	RS-1 SINGLE FAMILY
Proposed Zoning District	RS-2 SINGLE FAMILY

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

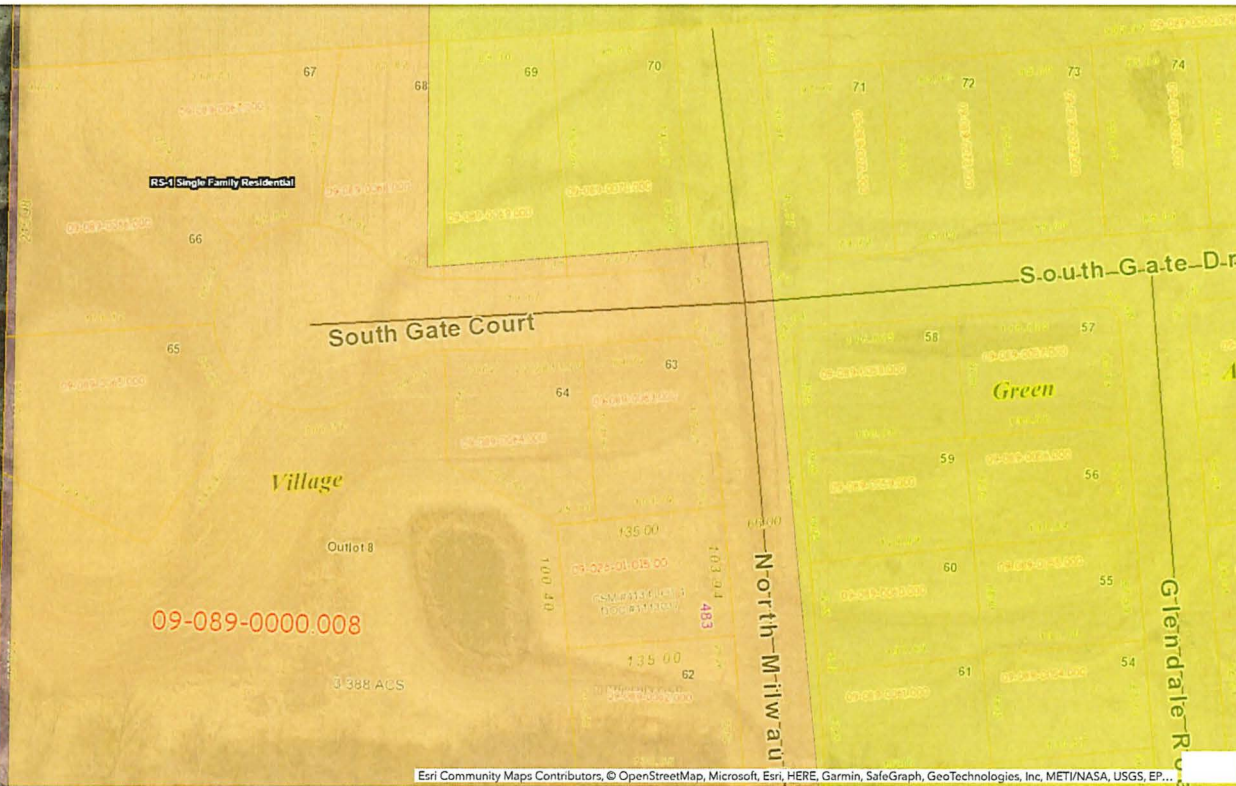
1.	CAMERON AND LEAH BOPP, 483 N. MILWAUKEE ST.
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

Signature of Owner:		OYVIND SOLVANG
Address of Owner (if different from above):		
124 SWIFT ST. GLENBEULAH, WI 53023		

Find address or place

CSM #3

Map navigation controls: Home, Full Screen, Refresh, Back, Forward, Scale, Layers, Search, Print, Share, Settings, Help





Zoning Change Application

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

Date Filed	10/30/2023
Fee	Waived
\$200.00	

Owner's Information

Owner of Property	Cameron and Leah Bopp
Property Address	483 N. Milwaukee St
City, State, Zip Code	Fredonia, WI 53021
Phone Number	
Email	cameronjbopp@gmail.com

Property Information

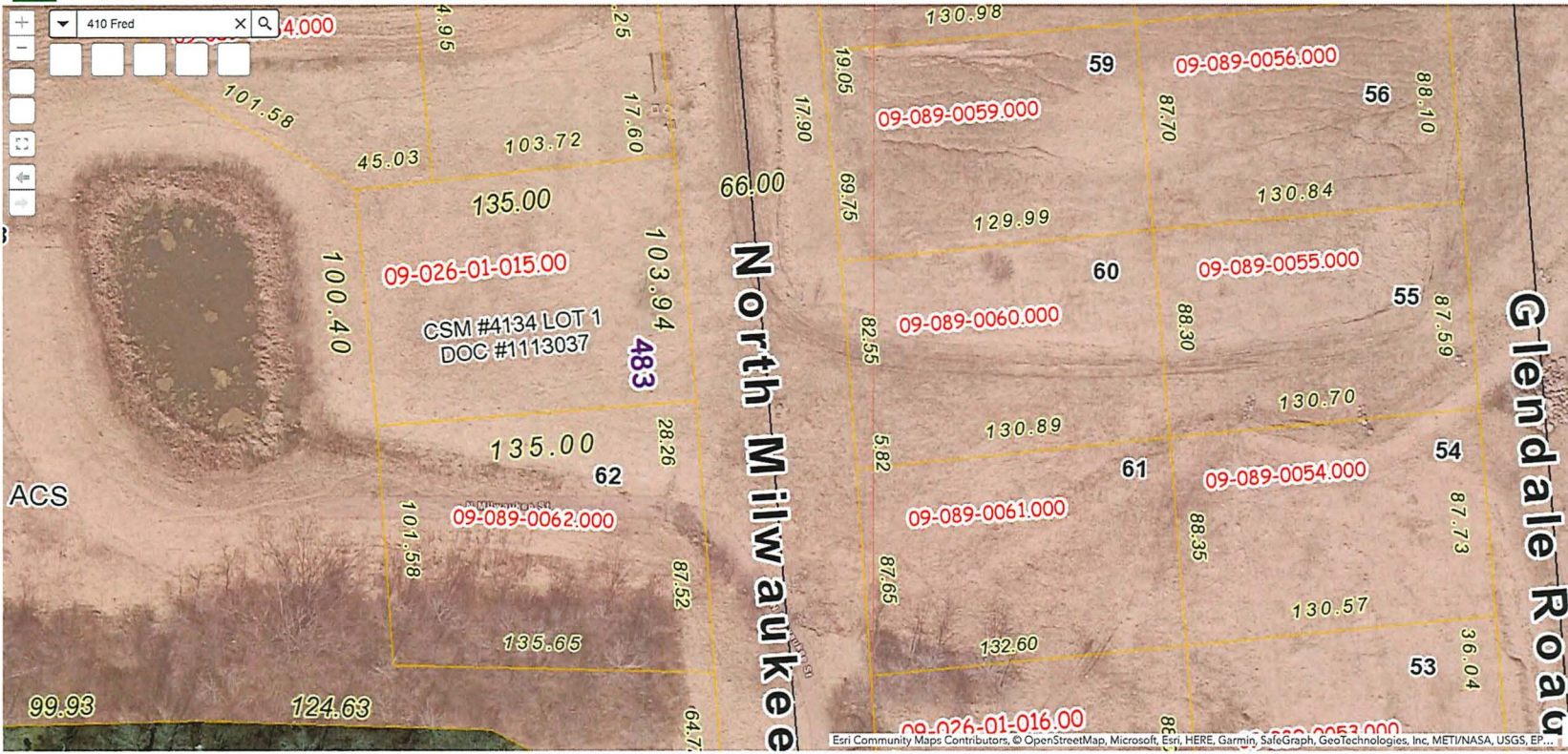
Present Use of Property	Single family home zoned RS-1
Proposed Use of Property	Single family home zoned RS-2
Current Zoning District	RS-1
Proposed Zoning District	RS-2

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1. Hillcrest Fredonia, LLC 124 Swift St Glenbeulah, WI 53023
2.
3.
4.
5.
6.
7.
8.
9.

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



All Layers

- Layers
- Property Irons
 - Building Inspections
 - Needs Survey Points
 - Survey Points NAD27
 - Trees
 - Zoning
 - Storm Water Structures
 - Storm Water Pipes
 - Abandoned Storm Water Pipes
 - Curb Stops
 - Private Wells
 - Water Fittings
 - Water Meters
 - Water Pipe Breaks
 - Water Structures
 - Water Complaints
 - Hydrants
 - Hydrants by Years Flushed
 - Water Valves
 - Water Valves with No Valve Numbers
 - Water Valves by Year Exercised
 - Water Pipes
 - Water Pipes by Diameter
 - Abandoned Water Pipes
 - Basement Backups
 - Spot Repairs
 - Sanitary Lift Stations
 - Sanitary Structures
 - Sanitary Structures with no Structure Number
 - Abandoned Sanitary Structures
 - Sanitary Pipes
 - Sanitary Pipes-Abandoned
 - Sanitary Pipes-by Diameter
 - Sanitary Pipes with no ID
 - OC: Civil Divisions
 - OC: Parcels
 - Ozaukee County Wetland Info
 - 2015 Topographic Contours
 - Ozaukee County Cadastral



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 (262) 692-9125
<https://www.fredoniawi.gov/>

Date Filed	5/17/23
Fee	✓ 10024980 \$150.00

Owner's Information

Owner of Property	HILLCREST FREDONIA LLC
Property Address	VILLAGE GREEN SUBDIVISION 09-089-00790-00
City, State, Zip Code	FREDONIA, WI
Phone Number	HILLCREST () PAUL (262) 366-2242
Email	PAPFELBACHS9@GMAIL.COM

Property Information

Present Use of Property	VACANT / AG
Proposed Use of Property	DUPLEX, CONDOMINIUM OWNERSHIP
Current Zoning District	RS-2
Proposed Zoning District	RS-2

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

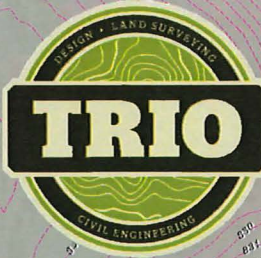
1. DOUGLAS & TARA WALLNER, 458 EMERALD HILLS DRIVE
2. ROBERT & LINDA KARLINSEY, 504 EMERALD HILLS DRIVE
3. CHRISTOPHER CHOJNOWSKI, 454 EMERALD HILLS DRIVE
4. UNIFIED SCHOOL DISTRICT #1, 401 HIGHLAND DRIVE (NOSD)
5. VILLAGE OF FREDONIA
6.
7.
8.
9.

Signature of Owner:		DUVID SOLVANG
Address of Owner (if different from above):		
124 S. SWIFT ST. GLENBEULAH, WI 53023		

Find address or place

Map navigation controls: zoom in (+), zoom out (-), home, full screen, layers, search, and other standard GIS interface icons.





4100 N. CALHOUN ROAD
SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

**"A-1" GENERAL AGRICULTURAL/HOLDING DISTRICT
TO "RC-2" TWO-UNIT CONDOMINIUM DISTRICT
- 0.83 ACRES**

**"RS-2" SINGLE-FAMILY DISTRICT TO "RC-2"
TWO-UNIT CONDOMINIUM DISTRICT
- 1.39 ACRES**

**"RS-1" SINGLE-FAMILY DISTRICT TO
"RS-2" SINGLE-FAMILY DISTRICT
- 2.48 ACRES**

**EXISTING "A-1" GENERAL
AGRICULTURAL/HOLDING
DISTRICT - 16.26 ACRES**

EXISTING
POND

EXISTING
DRAINAGE
SWALE

EXISTING
POND

STH 57

EMERALD
HILLS
DR

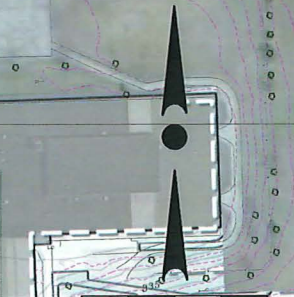
DR

DEER MEADOW DR

MILWAUKEE STREET

C:\TRIO-DATA\ENGINEERING\DRAWINGS\1077\04007-01\EXHIBITS\ZONING EXHIBIT-VILLAGE GREEN_2021-04-16.DWG

REZONING EXHIBIT
"VILLAGE GREEN"
VILLAGE OF FREDONIA, WI



Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")
DATE: 04/16/2021