

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 PLANNING COMMISSION MEETING MONDAY, December 4<sup>th</sup>, 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:
  - a) Approve Minutes from the Monday, November 6<sup>th</sup>, 2023, Planning Commission Meeting
3. Public Hearing and Possible Recommendations
  - a) 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

Discussion and Possible Recommendation to the Village Board of Trustees 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) 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

Discussion and Possible Recommendation to the Village Board of Trustees 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) 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

Discussion and Possible Recommendation to the Village Board of Trustees 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

4. Items for Future Consideration:

- a) The Next Meeting of the Planning Commission Will Be Scheduled For January 8<sup>th</sup>, 2024 in Consideration of The New Year Holiday.

5. 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  
242 Fredonia Avenue  
Fredonia, WI 53021  
Phone: 262-692-9125  
Fax: 262-692-2883



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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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**NOTICE OF  
PUBLIC HEARING FOR ZONING CHANGE**

**VILLAGE OF FREDONIA  
242 FREDONIA AVENUE**

**MONDAY, December 4, 2023 – 7:00PM**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Plan Commission of the Village of Fredonia will hold a public hearing for the purpose of hearing public comment on and reaction to a proposed change in property zoning.

Properties to be rezoned:

- 1.) 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

- 2.) 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

- 3.) 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

Following said hearing and after consideration of the Plan Commission recommendation, the Village Board will then take formal action on the proposed rezoning of said properties on December 7<sup>th</sup>, 2023.

Interested citizens are encouraged to attend the public hearing on Monday, December 4<sup>th</sup>, 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 Plan Commission

By:  
Michelle T. Johnson  
Village Clerk  
On November 7, 2023

Sent To:  
Abutting Properties  
Plan Commission  
Village  
Administration

**VILLAGE OF FREDONIA  
PLAN COMMISSION MEETING MINUTES  
NOVEMBER 6, 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: Paul Apfelbach – Village Green Subdivision.

**Consent Agenda**

Motion by Troy Bretl, seconded by Dan Wellskopf, to approve the October 2, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

**Discussion and Possible Recommendation on Industrial Park CSM-23-4**

Chairman Gehrke explained the CSM divides the lots in the industrial park as they are sold.

Motion by Don Dohrwardt, seconded by Troy Bretl to approve CSM-23-4 delineating lots in the industrial park. Motion carried unanimously.

**Action to Set Public Hearing**

Chairman Gehrke stated that three public hearings are needed as follows:

- a) A zoning change to eight lots in the Village Green Subdivision. These are the lots in the cul-de-sac. The lots are currently zoned RS-1 however they are too small for that zoning; therefore, they need to be rezoned RS-2.
- b) A zoning change at 483 N Milwaukee Street, from RS-1 Single Family Residential to RS-2 Single Family Residential. Again, this lot is too small for the RS-1 zoning.
- c) A zoning change to one lot in the Village Green Subdivision from RS-2 Single Family Residential to RC-2 Two Unit Condominium Residential District. This will allow the construction of side-by-side, 2-unit condominiums.

Motion by Don Dohrwardt, seconded by Dan Wellskopf, to set all three public hearings before the Plan Commission on December 4, 2023. Motion carried unanimously.

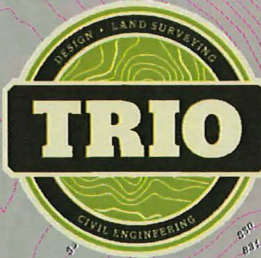
**Items for future consideration**

Chairman Gehrke stated that the Plan Commission meeting for January would fall January 1, 2024; therefore, he is recommending to change the meeting date from 1/1/24 to 1/8/24.

**Adjournment**

Motion by Blake Buvid, seconded by Don Dohrwardt, to adjourn the meeting at 7:09 p.m. Motion carried unanimously.

DRAFT



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

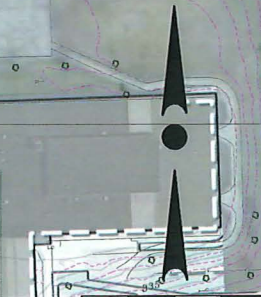
MILWAUKEE STREET

C:\TRIO-DATA\ENGINEERING\DRAWINGS\1000\107\04007-01\EXHIBITS\ZONING EXHIBIT - VILLAGE GREEN - 2021-04-16.DWG

**REZONING EXHIBIT**

**"VILLAGE GREEN"**

VILLAGE OF FREDONIA, WI



0 50 100 200  
Scale: 1" = 100' (22"x34")  
Scale: 1" = 200' (11"x17")  
DATE: 04/16/2021





## 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 <del>PAFFELBACH</del>
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, Previous, Next, Full Screen, Refresh, Print, Scale, Layers, Search, and a search icon.





## 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 \$200.00	Waived

### 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



## 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 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, search, and other navigation icons.

