

# Town of Fredonia

P.O. Box 12 • Fredonia, Wisconsin 53021 • 262 / 692-9673

*The Home of Flag Day*

## Plan Commission Meeting Public Notice and Agenda

### Wednesday December 6<sup>th</sup>, 2023

On Wednesday, December 6<sup>th</sup>, 2023, at 7:30 p.m., there will be a meeting of the Plan Commission of the Town of Fredonia. The meeting will be held in the Fredonia Government Center, 242 Fredonia Ave (Hwy H), Fredonia, WI. The Plan Commission will meet to discuss and act on the items of business listed below and discuss other issues that may arise.

- 1- **Call to Order; Roll call; Pledge of Allegiance.**
- 2- **Approval of Agenda:**
- 3- **Public Comments** (Comments are limited to 3 minutes, and may only be regarding Items on the Agenda):
- 4- **Minutes:** Discussion and possible action to approve minutes of the November 1<sup>st</sup>, 2023 meeting.
- 5- **2<sup>nd</sup> Appearance of a Consideration** of a Property Division at N6165 County Rd I Fredonia WI 53021 (Parcel Number #04-016-14-002.00), and a Rezoning of 1 Lot Designated A-1 Agricultural to Two Lot, A-1 and A-2, respectively.

**Applicant:** Fredlyn Viel  
N6165 HWY I  
Fredonia, WI 53021

**Agent:** James G. Schneider, P.L.S. - North Shore Engineering, Inc.  
11433 N. Port Washington Rd.  
Mequon, WI, 53092

#### 6- **Adjourn:**

Christophe E. Jenkins, Clerk

For additional information please contact the Town Hall at (262) 692-9673. Town Board members who are not Plan Commission members may be present at this meeting for the purpose of gathering information only. The deadline to have an item placed on the Plan Commission agenda is 3:00 p.m. of the Wednesday prior to the meeting. Proceedings may be recorded for clarification and accuracy in preparation for the meeting minutes.



# Town of Fredonia

P.O. Box 12 • Fredonia, Wisconsin 53021 • 262 / 692-9673

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## Plan Commission Minutes

### Wednesday November 1<sup>st</sup>, 2023

- 1- **Call to Order; Roll call; Pledge of Allegiance.** – *Called to Order by Chairman Leider at 7:30PM. Present: Chairman Leider, Commissioners Jentges, Janik, Koeppen, Lundh, Paulus, and Winqvist, and Clerk Jenkins. In Audience: Terry Masse of Kirchyhan Auto and Fredlyn Viel.*
- 2- **Approval of Agenda:** *-Motion to Approve by Paulus, 2<sup>nd</sup> by Winqvist. Approved Unanimously.*
- 3- **Public Comments** (Comments are limited to 3 minutes, and may only be regarding Items on the Agenda): *-None*
- 4- **Minutes:** Discussion and possible action to approve minutes of the October 4<sup>th</sup>, 2023 meeting. *-Motion to Approve by Winqvist, 2<sup>nd</sup> by Lundh. Approved Unanimously.*
- 5- **Approval of a Site Plan** for an Auto Salvage Building by Kirchyhan Auto Parts & Recycling – W4726 County Rd A (Parcel #04-030-13-001.00) *-Chairman Leider asked if Kunkel has approved. Clerk Jenkins affirmed that the applicant has received approval from both Kunkel and the State of Wisconsin. Terry Masse explained the use of the new building for disassembling and salvaging hybrid vehicles. Motion to Approve by Paulus, 2<sup>nd</sup> by Koeppen. Approved Unanimously.*

**Applicant:** Kirchyhan Auto Parts & Recycling  
W4726 County Rd A  
Fredonia, WI 53021

**Agent:** Kent Gates – Cleary Building Corp  
190 Paoli St  
Verona, WI 53593

- 6- **1<sup>st</sup> Appearance of a Consideration** of a Property Division at N6165 County Rd I Fredonia WI 53021 (Parcel Number #04-016-14-002.00), and a Rezoning of 1 Lot Designated A-1 Agricultural to Two Lot, A-1 and A-2, respectively. *-Chairman Leider introduced the request. Ms. Viel explained desire to split off residence as a separate parcel to make the lot more sellable. The Commission discussed frontage requirements for the remaining A-1 parcel. Commission asked for Ms. Viel to provide the exact frontage along Fairway Dr and determine if the County would allow an additional driveway for the A-1 parcel on Hwy I.*

**Applicant:** Fredlyn Viel  
N6165 HWY I  
Fredonia, WI 53021

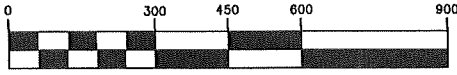
**Agent:** James G. Schneider, P.L.S. - North Shore Engineering, Inc.  
11433 N. Port Washington Rd.  
Mequon, WI, 53092

- 7- **Adjourn:** *-Motion to Adjourn by Paulus, 2<sup>nd</sup> by Winqvist. Approved Unanimously.*

Christophe E. Jenkins, Clerk

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

A DIVISION OF PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 12 NORTH, RANGE 21 EAST, IN THE TOWN OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

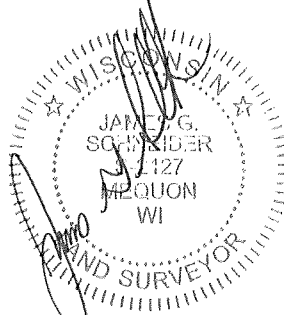


SCALE 1" = 300'

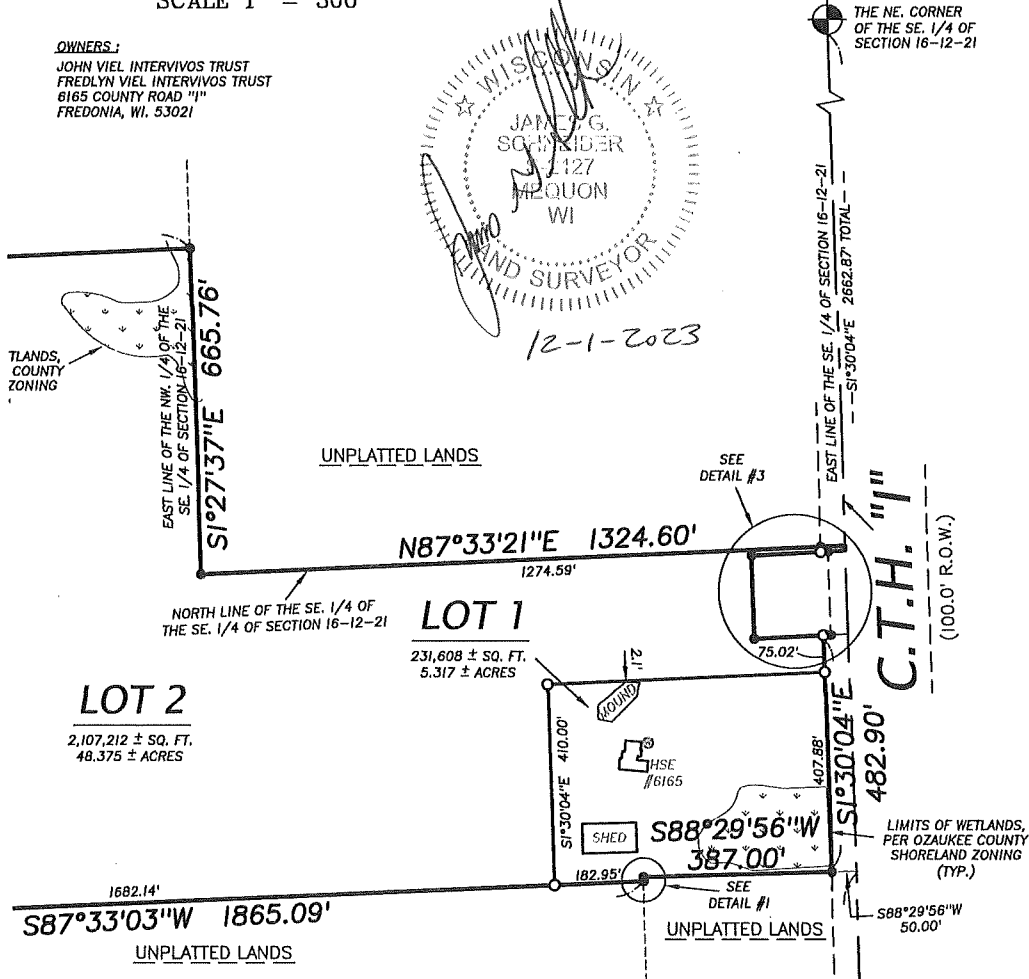


**NORTH SHORE ENGINEERING, INC.**  
 Consulting Engineers & Land Surveyors  
 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092  
 (262) 241-0400 • FAX: (262) 241-5337  
 www.northshoreengineering.net

**OWNERS:**  
 JOHN VIEL INTERVIVOS TRUST  
 FREDLYN VIEL INTERVIVOS TRUST  
 6165 COUNTY ROAD "I"  
 FREDONIA, WI. 53021



12-1-2023



**LOT 2**

2,107,212 ± SQ. FT.  
 48.375 ± ACRES

**LOT 1**

231,608 ± SQ. FT.  
 5.317 ± ACRES

**LEGEND**

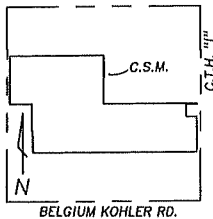
- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (FOUND)
- ( ) - DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (SOUTH LINE OF THE SE. 1/4 OF SECTION 16-12-21 WHICH BEARS S87°33'10"W) DATUM NAD83/2011

THE SE. CORNER OF THE SE. 1/4 OF SECTION 16-12-21 CONCRETE MON. WITH BRASS CAP

**NOTES:**

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.



**LOCATION MAP**

SOUTHEAST 1/4 SEC. 16-12-21  
 (SCALE 1"=2000')

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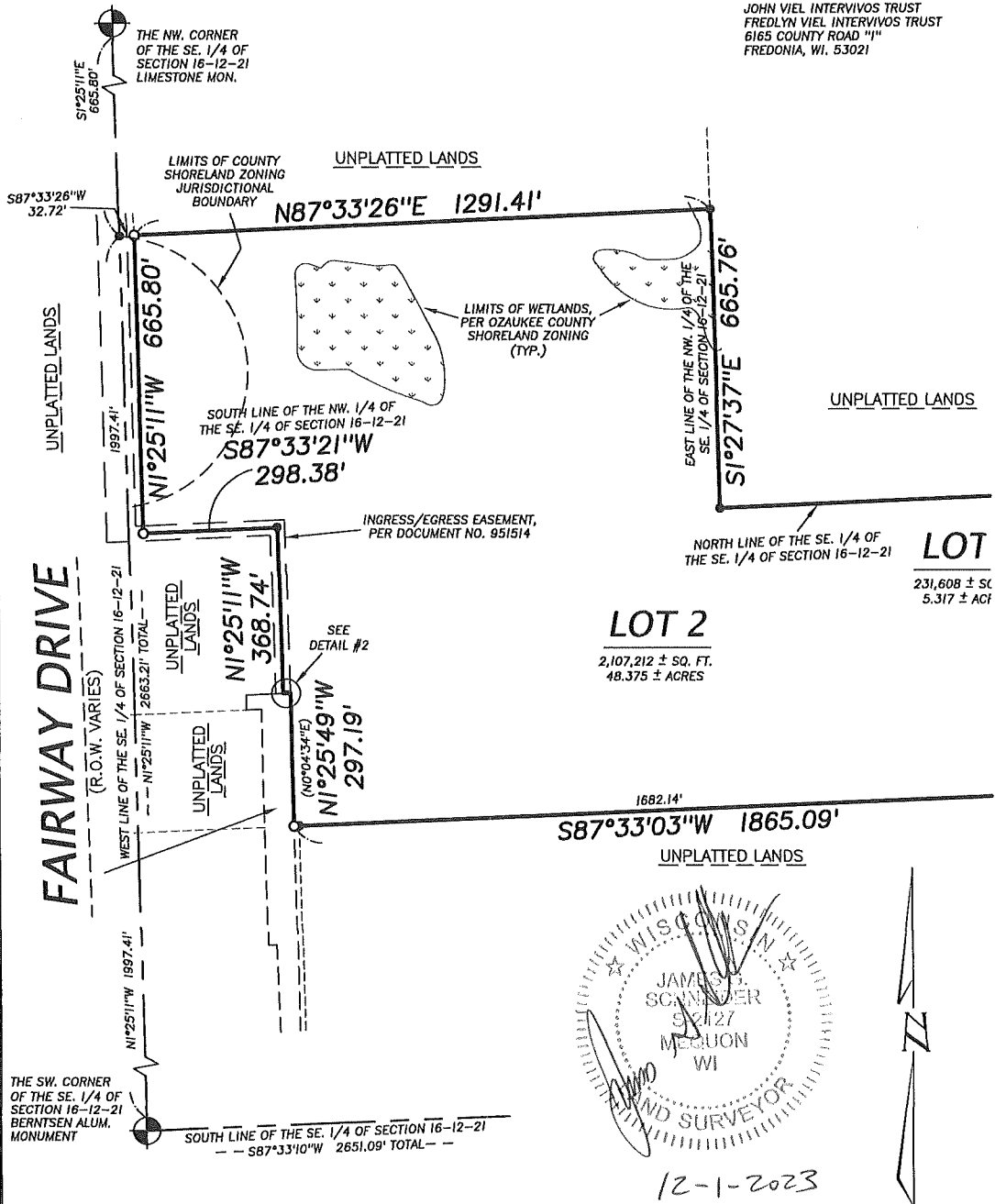


SCALE 1" = 300'



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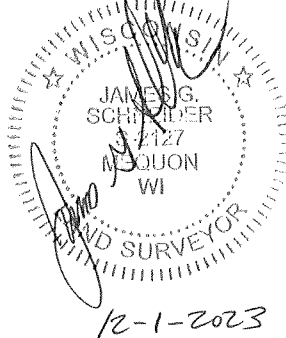
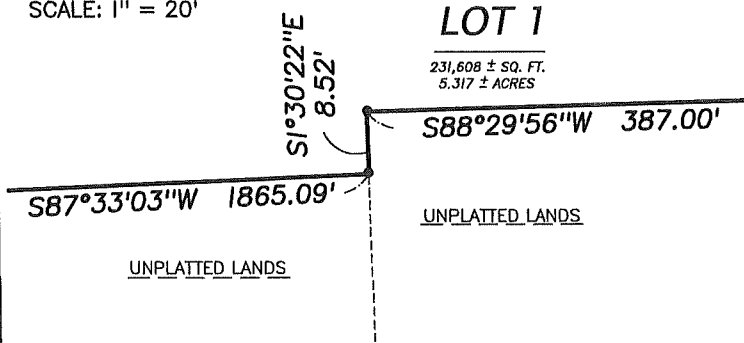
A DIVISION OF PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 12 NORTH, RANGE 21 EAST, IN THE TOWN OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

# DETAILS

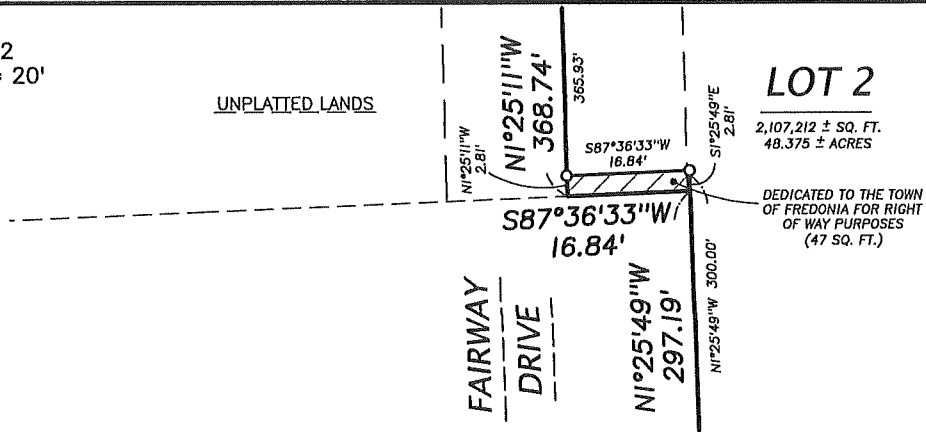


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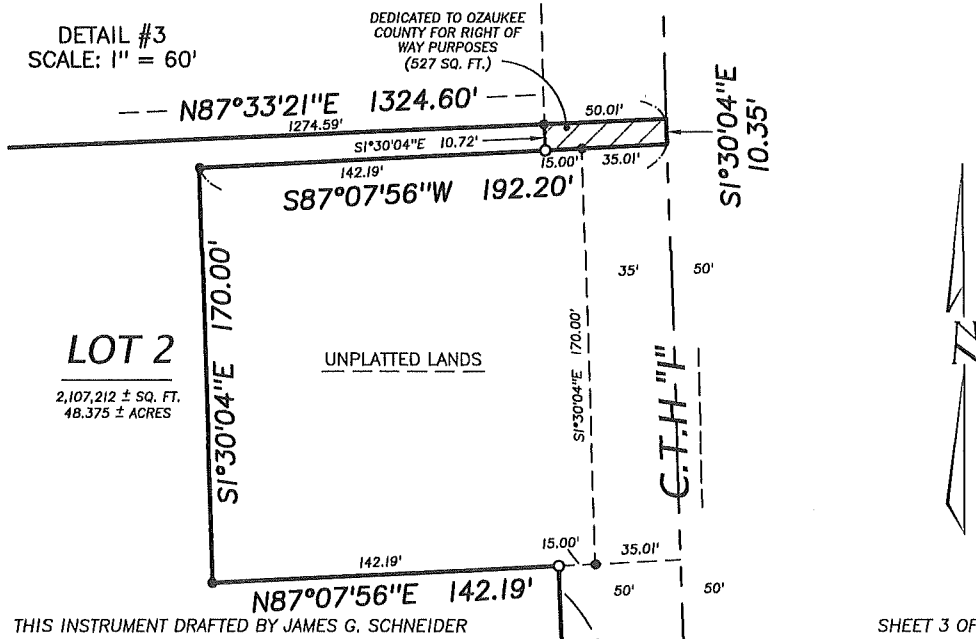
DETAIL #1  
SCALE: 1" = 20'



DETAIL #2  
SCALE: 1" = 20'



DETAIL #3  
SCALE: 1" = 60'



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A DIVISION OF PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 12 NORTH,  
RANGE 21 EAST, IN THE TOWN OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of  
Section 16, Township 12 North, Range 21 East, in the Town of Fredonia, Ozaukee  
County, Wisconsin, bounded and described as follows:

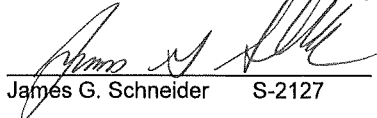
Commencing at the Southeast corner of the Southeast 1/4 of said Section 16; thence  
N1°30'04"W along the East line of said Southeast 1/4 Section, 667.00 feet to the  
Northeast corner of the property described in Document No. 1087721; thence  
S88°29'56"W along the North line of said property, 50.00 feet to a point in the West right  
of way line of County Trunk Highway "I"; thence continuing S88°29'56"W along the North  
line of said property, 387.00 feet to the Northwest corner of said property; thence  
S1°30'22"E along the West said property, 8.52 feet; thence S88°33'03"W, 1865.09 feet  
to a point in the East right of way line of Fairway Drive; thence N1°25'49"W along said  
East right of way line, 297.19 feet; thence S87°36'33"W along the North right of way line  
of said Fairway Drive, 16.84 feet; thence N1°25'11"W, 368.74 feet to a point in the South  
line of the Northwest 1/4 of the Southeast 1/4 of said Section 16; thence S87°33'21"W  
along said South line, 298.38 feet; thence N1°25'11"W, 665.80 feet; thence  
N87°33'26"E, 1291.41 feet to a point in the East line of the Northwest 1/4 of the  
Southeast 1/4 of said Section 16; thence S1°27'37"E along said East line, 665.76 feet to  
the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 16;  
thence N87°33'21"E along the North line of the Southeast 1/4 of the Southeast 1/4 of  
said Section 16, 1324.60 feet to a point in the East line of the Southeast 1/4 of said  
Section 16; thence S1°30'04"E along said East line, 10.35 feet to the Northeast corner of  
the property described in Document No. 170357; thence S87°07'56"W along the North  
line of said property, 192.20 feet to the Northwest corner of said property; thence  
S1°30'04"E along the West line of said property, 170.00 feet to the Southwest corner of  
said property; thence N87°07'56"E along the South line of said property, 142.19 feet to a  
point in the West right of way line of County Trunk Highway "I"; thence S1°30'04"E along  
said West right of way line, 482.90 feet to the point of beginning.

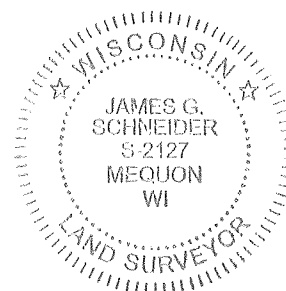
Said lands containing 53.705 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Fredlyn Viel  
Intervivos Trust and John Viel Intervivos Trust, OWNERS of said lands.

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

That I have complied with Chapter 236.34 of the Wisconsin Statutes and the regulations  
of the Town of Fredonia, in surveying and mapping the same.

 12-1-2023  
James G. Schneider S-2127



This instrument was drafted by James G. Schneider

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

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SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 12 NORTH,  
RANGE 21 EAST, IN THE TOWN OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Fredlyn Viel (Trustee) of the Fredlyn Viel Intervivos Trust, OWNER, do hereby certify:  
THAT I have caused the lands described in the foregoing certificate of James G.  
Schneider, Surveyor, to be surveyed, divided, mapped, and dedicated.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Fredlyn Viel (Trustee)

WITNESS the hand and seal of said OWNER on this \_\_\_\_ day of \_\_\_\_\_  
20\_\_.

STATE OF WISCONSIN)

OZAUKEE COUNTY )<sup>ss</sup>

PERSONALLY came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Fredlyn Viel (Trustee) of the Fredlyn Viel Intervivos Trust, to me known to be the person  
who executed the foregoing certificate and acknowledged the same.

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

My Commission expires. \_\_\_\_\_

OWNER'S CERTIFICATE

I, Fredlyn Viel (Successor Trustee) of the John Viel Intervivos Trust, OWNER, do hereby  
certify: THAT I have caused the lands described in the foregoing certificate of James G.  
Schneider, Surveyor, to be surveyed, divided, mapped, and dedicated.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Fredlyn Viel (Successor Trustee)

WITNESS the hand and seal of said OWNER on this \_\_\_\_ day of \_\_\_\_\_  
20\_\_.

STATE OF WISCONSIN)

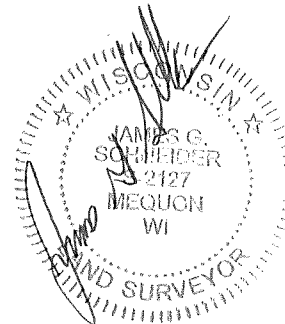
OZAUKEE COUNTY )<sup>ss</sup>

PERSONALLY came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Fredlyn Viel (Successor Trustee) of the John Viel Intervivos Trust, to me known to be the  
person who executed the foregoing certificate and acknowledged the same.

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

My Commission expires. \_\_\_\_\_

This instrument was drafted by James G. Schneider



12-1-2023

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RANGE 21 EAST, IN THE TOWN OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

TOWN OF FREDONIA PLAN COMMISSION APPROVAL

APPROVED by the Town of Fredonia Plan Commission on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Lance Leider, Town Chairman

\_\_\_\_\_  
Christophe Jenkins, Clerk

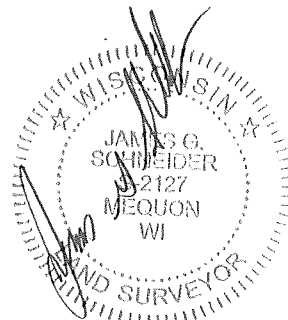
TOWN OF FREDONIA TOWN BOARD APPROVAL

APPROVED by the Town of Fredonia Town Board this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Lance Leider, Town Chairman

\_\_\_\_\_  
Christophe Jenkins, Clerk

This instrument was drafted by James G. Schneider



12-1-2023