

PO Box 159
242 Fredonia Avenue
Fredonia, Wi 53021



Administrator: Christophe Jenkins
admin@fredoniawi.gov

Clerk: Michelle T. Johnson
clerk@fredoniawi.gov

Treasurer: Melissa Depies
treasurer@fredoniawi.gov

AGENDA

FREDONIA PLANNING COMMISSION MEETING

MONDAY, March 4th, 2024 - 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, December 4th, 2023 Planning Commission Meeting
3. Certified Survey Map (CSM)
 - a) Discussion and Possible Recommendation on CSM# 2024-01: Combining 824-836 Fredonia Ave, Parcel Number 090500120006, and a Portion of Parcel Number 090500122051.

Applicant: St. John's Lutheran Church

Agent: Same
4. Action to Set Public Hearing
 - a) Discussion and Possible Action to Set a Public Hearing for the Rezoning of a Portion of Parcel Number 090500122051 from A-1 General Agricultural/Holding District to I-1 Institutional.

Applicant: St. John's Lutheran Church

Agent: Same
5. Review of Existing Sign Ordinance.
6. Items for Future Consideration:
7. 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.

Michelle Johnson is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission

Time: Mar 4, 2024 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87997179175>

Meeting ID: 879 9717 9175

One tap mobile

+19292056099,,87997179175# US (New York)

+13017158592,,87997179175# US (Washington DC)

**VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
DECEMBER 4, 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, Don Dohrwardt, Gerry Weiland, Blake Buvid, and Troy Bretl.

Board members absent: Dan Wellskopf

Staff/Officials present: Village Treasurer Melissa Depies.

Others present: Residents Erin Gehrke, Chris Chojnowski, and Doug Wallner.

Consent Agenda

Motion by Troy Bretl, seconded by Gerry Weiland, to approve the November 6, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

Public Hearing and Possible Recommendations

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 as requested by Hillcrest Fredonia, LLC. was called to order at 7:01 p.m.

Chairman Gehrke stated that these eight lots were originally plated at RS-1; however surrounding properties are zoned RS-2. This re-zoning makes all properties consistent.

With no comments the public hearing was closed at 7:02 p.m.

Motion by Troy Bretl, seconded by Don Dohrwardt, to recommend the Village Board approve the re-zoning of the 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. Motion carried unanimously.

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 as requested by Cameron and Leah Bopp was called to order at 7:03 p.m.

With no comments the public hearing was closed at 7:02 p.m.

Motion by Blake Buvid, seconded by Gerry Weiland, to recommend the Village Board approve the zoning change for the 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. Motion carried unanimously.

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 as requested by Hillcrest Fredonia, LLC was called to order at 7:04 p.m.

Doug Wallner stated that he is against the zoning change for this parcel. He stated that the entire area was originally platted as single-family housing and it should remain that way. He stated that the community needs growth in single family homes not condominiums.

Don Dohrwardt stated that the plan was to have 14 to 18 condominiums in the cul-du-sac; however, it is believed that condominiums adjacent to the baseball field is a better fit than single family homes in that location. The requester believes that they could fill condominiums faster than single family homes. Don Dohrwardt stated that the condominiums would be owner occupied and not rental units; there is a need and desire for condominiums.

Don Dohrwardt stated that there are good points on both sides of the argument that are reasonable and rational.

Doug Wallner stated that the target demographics for these types of condominiums is the older resident who has no children. He questioned if having a ball field in the back yard would be a deterrent to this type of resident.

Dan Gehrke stated that duplex/condominiums are the up-and-coming style of housing. He stated that both younger and older people are looking for this type of housing to reduce/eliminate the maintenance requirement of home ownership.

Gerry Weiland stated that he hears comments all the time about Fredonia not offering condominium options.

Troy Bretl stated that he will be looking for a condominium at some point in the future. He has lived in Fredonia for approximately 26 years and would like to remain in Fredonia. He also noted that he would enjoy being able to watch a ball game from the comforts of his own back yard and would welcome the activity. The Village currently does not have an option for the "baby boomers" to go; they want single level ranch style homes and less maintenance and not having a condominium option is a disservice to the Village.

Dan Gehrke stated that the lots would accommodate approximately 4 single family homes or 8 side by side condominium units. It is not the Village's job to determine who would purchase the condominiums but what is appropriate housing options for the Village.

The public hearing was closed at 7:22 PM.

Motion by Troy Bretl, seconded by Gerry Weiland, to recommend the Village Board

approve 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. Motion carried unanimously.

Items for future consideration

Dan Gehrke stated that the next meeting of the Planning Commission will be scheduled for January 8, 2024 if needed. At this time a no meeting is required.

Adjournment

Motion by Don Dohrwardt, seconded by Blake Buvid, to adjourn the meeting at 7:23 p.m. Motion carried unanimously.

DRAFT



CSM/ Plat Review Application

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

Date Filed	2/21/2024
Fee* \$250.00	✓403625

Owner's Information

Owner of Property	St John's Lutheran Church
Property Address	824 Fredonia Ave 824-836
City, State, Zip Code	Fredonia, WI 53021
Phone Number	262-692-2743 Tom Pauler 262-483-9059
Email	secretary.stjohnfredonia@gmail.com

Property Information

Subdivision Requested:	no
Does this property require a zoning change	<input checked="" type="radio"/> Yes <input type="radio"/> No
Proposed Use of Property:	Cemetary

Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1.	Matthew B. Barnes	140 Edmaro St.
2.	Jeremie J. Dippel	144 Edmaro St.
3.	Oehme living trust	158 Edmaro St.
4.	Colin Dunn	166 Edmaro St.
5.	Steven Knetter	174 Edmaro St.
6.	John W Donald + Jane D Donald Family trust	167 Fillmore
7.	Kathleen A. Watry	163 Fillmore St.
8.	Bryon R Woelfel	139 Fillmore St.
9.	Corinne A Nordby	137 Fillmore St.

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

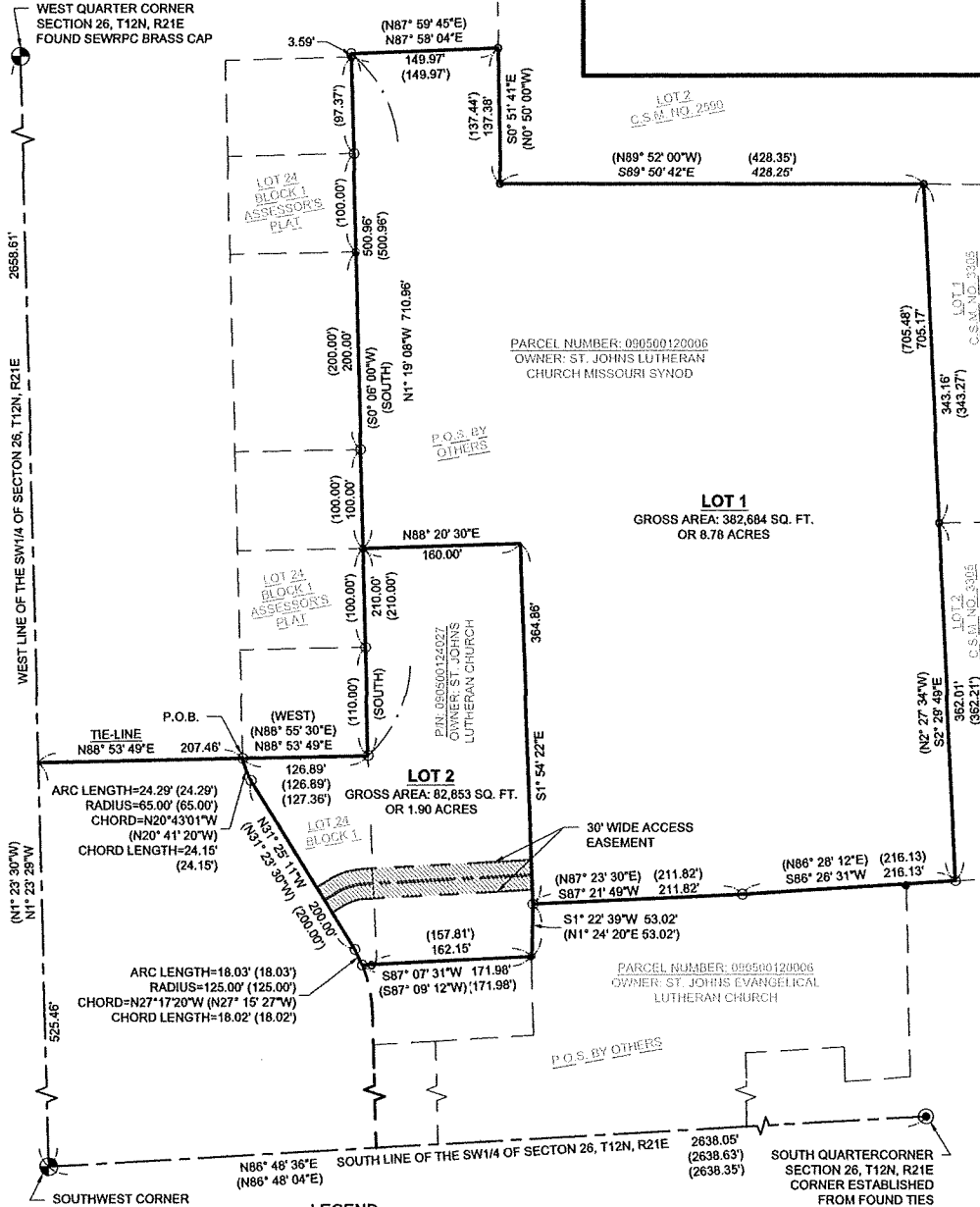
Signature of Owner: <i>John J Pauler</i> trustee
Address of Owner (if different from above):

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

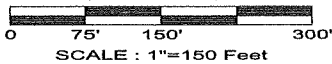
* Fee \$250 PLUS \$5 per lot PLUS any engineering, administrative, or special meeting costs related to the subdivision.

CERTIFIED SURVEY MAP NO. _____

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4), SECTION TWENTY-SIX (26), TOWNSHIP TWELVE (12) NORTH, RANGE TWENTY-ONE (21) EAST, VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW1/4 OF SECTION 26, T12N, R21E, MEASURED TO BEAR N1° 23' 29"W. DATUM: WISCONSIN COUNTY COORDINATE SYSTEM, OZAUKEE COUNTY, U.S. FOOT



PREPARED BY:
RAMAKER & ASSOCIATES, INC.
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PHONE: (608) 643-4100
PROJECT NUMBER: 59628

PREPARED FOR PROPERTY OWNER:
ST. JOHNS EVANGELICAL LUTHERAN CHURCH
ATTN: TOM PAULUS
824 FREDONIA AVENUE
FREDONIA, WI 53021

TRENT D. NELSON DATE: 02/16/2024
WISCONSIN PROFESSIONAL SURVEYOR #3132-8



CERTIFIED SURVEY MAP NO. _____

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4), SECTION TWENTY-SIX (26), TOWNSHIP TWELVE (12) NORTH, RANGE TWENTY-ONE (21) EAST, VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, TRENT D. NELSON, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 3132-8, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 21 EAST, VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND SEWRPC BRASS CAP MONUMENT LOCATING THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE N1°23'29"W, 525.46 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE N88°53'49"E, 207.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N88°53'49", 126.89 FEET TO A POINT ON THE EAST LINE OF LOT 24, BLOCK 1 OF ASSESSOR'S PLAT OF FREDONIA;

THENCE N1°19'08"W, 710.98 FEET ALONG THE EAST LINE OF LOT 24, BLOCK 1 OF ASSESSOR'S PLAT OF FREDONIA;

THENCE N87°58'04"E, 149.97 FEET;

THENCE S0°51'41"E, 137.38 FEET;

THENCE S89°50'42"E, 428.25 FEET;

THENCE S2°29'49"E, 705.17 FEET;

THENCE S86°26'31"W, 216.13 FEET;

THENCE S87°21'49"W, 211.82 FEET;

THENCE S1°22'39"W, 53.02 FEET;

THENCE S87°07'31"W, 171.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF EDMARO STREET AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 125.00 FEET, A DISTANCE OF 18.03 FEET, HAVING A CHORD N27°17'20"W, 18.02 FEET;

THENCE N31°25'11"W, 200.00 FEET ALONG THE EAST RIGHT-OF-WAY OF EDMARO STREET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 65.00 FEET, A DISTANCE OF 24.29 FEET, HAVING A CHORD N20°43'01"W, 24.15 FEET TO THE POINT OF BEGINNING;

ALONG WITH A 30' WIDE ACCESS EASEMENT.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 465,537 SQUARE FEET OR 10.68 ACRES OF LAND, MORE OR LESS.

THAT THE DESCRIBED SURVEY MAP IS SUBJECT TO ALL EASEMENTS, AGREEMENTS OR OTHER ENCUMBRANCES & RESTRICTIONS OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, THE SUBDIVISION REGULATIONS OF OZAUKEE COUNTY AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF FREDONIA TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF THE ST. JOHNS EVANGELICAL LUTHERAN CHURCH, OWNER OF THE DESCRIBED LANDS.

TRENT D. NELSON
WISCONSIN PROFESSIONAL SURVEYOR #3132-8
DATE: 02/16/2024

REVIEW COPY ONLY

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED & MAPPED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

- OZAUKEE COUNTY PLANNING AND PARKS DIVISION
- VILLAGE OF FREDONIA

ST. JOHNS EVANGELICAL LUTHERAN CHURCH DATE

OZAUKEE COUNTY PLANNING DIVISION:

APPROVED BY THE PLANNING AND ZONING COMMITTEE OF OZAUKEE COUNTY ON THIS _____ DAY OF _____, 20____.

ANDREW STRUCK - DIRECTOR OF PLANNING AND PARKS DEPARTMENT DATE

VILLAGE BOARD RESOLUTION:

RESOLVED THAT THIS CERTIFIED SURVEY MAP HEREBY IS APPROVED BY THE VILLAGE BOARD OF FREDONIA.

VILLAGE PRESIDENT DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A MOTION ADOPTED BY THE VILLAGE BOARD OF FREDONIA.

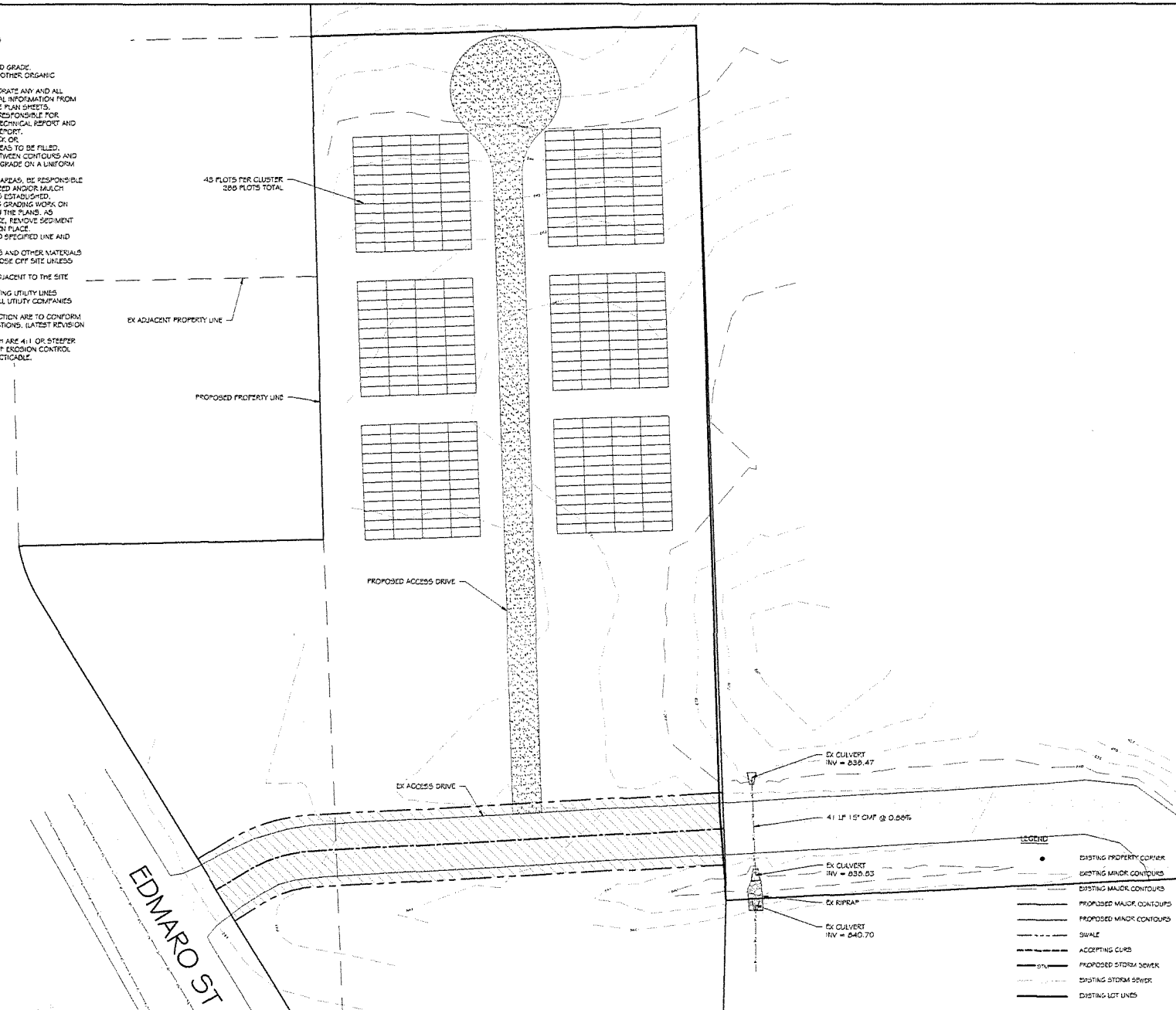
VILLAGE ADMINISTRATOR DATE



PREPARED BY:
RAMAKER & ASSOCIATES, INC.
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PHONE: (608) 643-4100
PROJECT NUMBER: 59628

PREPARED FOR/PROPERTY OWNER:
ST. JOHNS EVANGELICAL LUTHERAN
CHURCH
ATTN: TOM PAULUS
824 FREDONIA AVENUE
FREDONIA, WI 53021

- AREAS OF SITE**
- TOTAL AREA OF SITE = TBD ACRES
 - TOTAL AREA DISTURBED = TBD ACRES
- GRADING AND STORM DRAINAGE NOTES**
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
 - CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED.
 - AN EFFORT HAS BEEN MADE TO INCORPORATE ANY AND ALL APPLICABLE NOTES, DETAILS AND CRITICAL INFORMATION FROM THE GEOTECHNICAL REPORT ONTO THESE PLAN SHEETS. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UP-TO-DATE GEOTECHNICAL REPORT AND FAMILIARIZING THEMSELVES WITH SAID REPORT.
 - REMOVE ALL UNSUITABLE MATERIAL (MUD, OR NON-COMPACTABLE MATERIAL FROM AREAS TO BE FILLED.
 - CONTRACTOR SHALL WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
 - CONTRACTOR SHALL FOR ALL GRADED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
 - CONTRACTOR SHALL BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS. AS SEDIMENT BUILDS UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
 - EACH SECTION OF PIPE SHALL BE LAID TO SPECIFIED LINE AND LAID UPGRADE.
 - CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
 - CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CALL ALL UTILITY COMPANIES FOR LOCATIONS ON SITE.
 - ALL ROADWAY AND DRAINAGE CONSTRUCTION ARE TO CONFORM TO LOCAL AGENCY STANDARD SPECIFICATIONS. (LATEST REVISION AT THE BEGINNING OF CONSTRUCTION.)
 - ALL NEWLY CONSTRUCTED SLOPES WHICH ARE 4:1 OR STEEPER MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDED AS SOON AS PRACTICABLE.



PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

MARK	DATE	DESCRIPTION
02	02/16/2023	DATE ISSUED
		ISSUE PRELIMINARY
		PROJECT TITLE:
		ST JOHN'S FREDONIA CEMETERY EXPANSION
		PROJECT OWNER:
		ST JOHN'S LUTHERAN CHURCH
		PROJECT LOCATION:
		824 FREDONIA AVE FREDONIA, WI 53021
		SHEET TITLE:
		STORM DRAINAGE & GRADING PLAN
		SCALE: 1" = 40'
		PROJECT NUMBER: 59628
		DRAWING NUMBER: C300

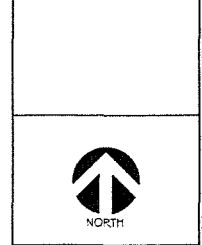
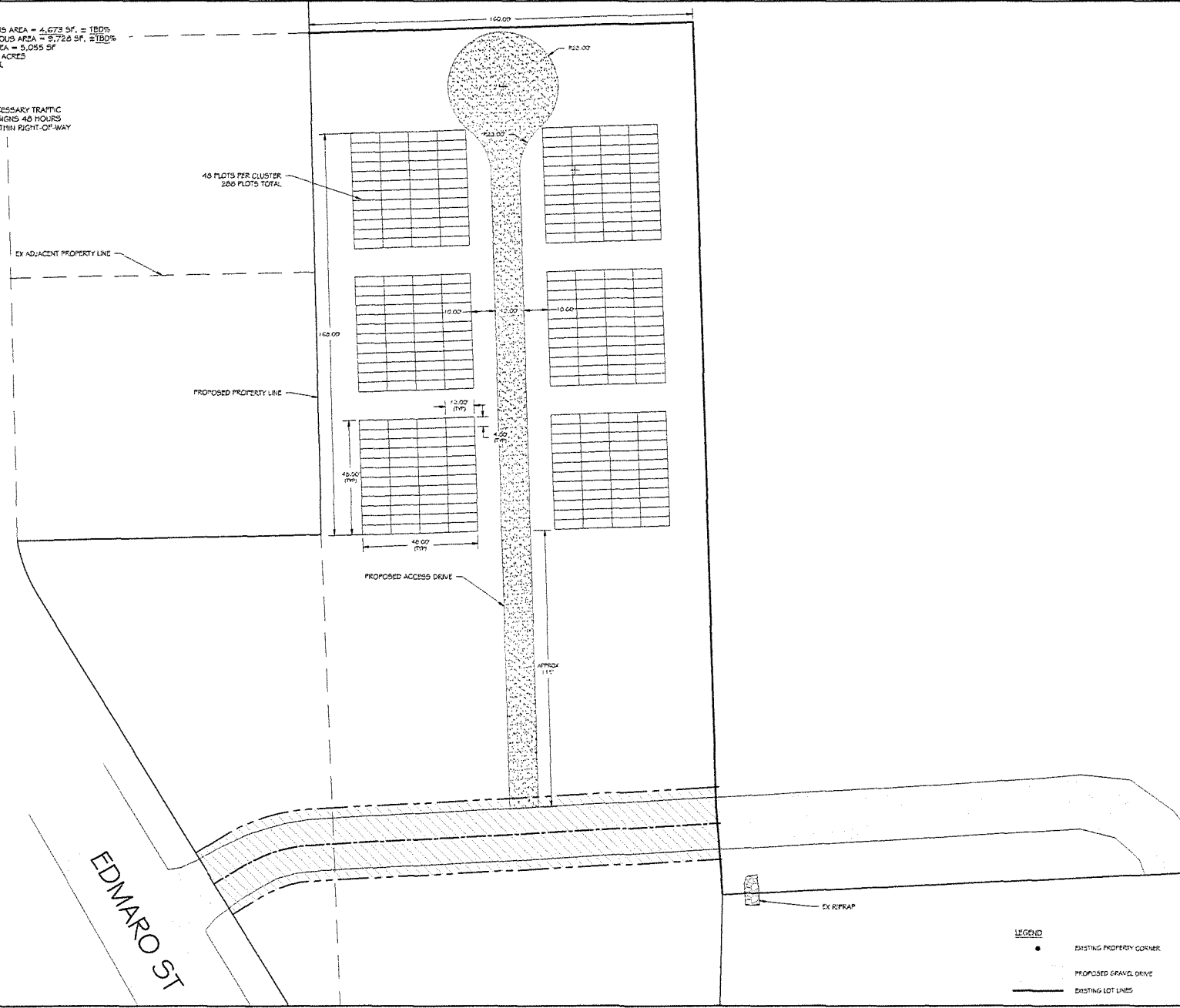
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SITE INFORMATION

1. PARCEL AREA = ± 180 ACRES
- 1.1. EXISTING CONDITIONS IMPERVIOUS AREA = 4,673 SF, ± 180%
- 1.2. PROPOSED CONDITIONS IMPERVIOUS AREA = 8,720 SF, ± 180%
- 1.3. NET INCREASE IN IMPERVIOUS AREA = 5,055 SF
- 1.4. TOTAL DISTURBED AREA = ± 180 ACRES
2. CURRENT ZONING: A-1; AGRICULTURAL
3. CURRENT USE: AGRICULTURAL
4. PAST USE: P-I; INSTITUTIONAL

GENERAL NOTES

1. CONTRACTOR SHALL INSTALL THE NECESSARY TRAFFIC CONTROL AND ADVANCED WARNING SIGNS 48 HOURS PRIOR TO PERFORMING ANY WORK WITHIN RIGHT-OF-WAY



Verification & Seal

PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

MARK	DATE	DESCRIPTION
ISSUED:	02/16/2023	
DATE	02/16/2023	
ISSUE	PRELIMINARY	
PROJECT TITLE	ST JOHN'S FREDONIA CEMETERY EXPANSION	
PROJECT OWNER	ST JOHN'S LUTHERAN CHURCH	
PROJECT LOCATION	824 FREDONIA AVE FREDONIA, WI 53021	
SHEET TITLE	PROPOSED SITE PLAN	

MARK	DATE	DESCRIPTION
ISSUED:	02/16/2023	
DATE	02/16/2023	
ISSUE	PRELIMINARY	
PROJECT TITLE	ST JOHN'S FREDONIA CEMETERY EXPANSION	
PROJECT OWNER	ST JOHN'S LUTHERAN CHURCH	
PROJECT LOCATION	824 FREDONIA AVE FREDONIA, WI 53021	
SHEET TITLE	PROPOSED SITE PLAN	

LEGEND

- EXISTING PROPERTY CORNER
- PROPOSED GRAVEL DRIVE
- EXISTING LOT LINES

PROJECT NUMBER: 59628
 SHEET NUMBER: C200

Scale: 1" = 20'

GERALD D SCHRANK
806 FREDONIA AVE
FREDONIA, WI 53021

VILLAGE OF FREDONIA
242 FREDONIA AVE
FREDONIA, WI 53021

JONATHAN M HEIDEN
810 FREDONIA AVENUE
FREDONIA, WI 53021

ST JOHNS LUTHERAN CHURCH
824 FREDONIA AVE
FREDONIA, WI 53021

GAYLUND K STONE
814 FREDONIA AVE
FREDONIA, WI 53021

GARY J STREFF
815 FREDONIA AVE
FREDONIA, WI 53021

GERALD D SCHRANK
806 FREDONIA AVE
FREDONIA, WI 53021

GARY STREFF
815 FREDONIA AVE
FREDONIA, WI 53021

VILLAGE OF FREDONIA VETERANS PARK
242 FREDONIA AVE
FREDONIA, WI 53021

ALAN M BRUHN
825 FREDONIA AVE
FREDONIA, WI 53021

ST JOHNS EVANGELICAL LUTHERAN CHURCH
824 FREDONIA AVE
FREDONIA, WI 53021

KIM P STEFFEN
188 FOX GLEN RD
FREDONIA, WI 53021

ST JOHNS LUTHERAN CHURCH MISSOURI SYNOD
824 FREDONIA AVE
FREDONIA, WI 53021

MICHAEL J FEIERSTEIN
839 FREDONIA AVENUE
FREDONIA, WI 53021

CORINNE A NORDBY
137 FILLMORE STREET
FREDONIA, WI 53021

REBECCA D ROSE
835 FREDONIA AVENUE
FREDONIA, WI 53021

JAMIE A BARTZ
840 FREDONIA AVENUE
FREDONIA, WI 53021

KELLY J SCHUH
901 FREDONIA AVENUE
FREDONIA, WI 53021

AARON D VIETS
110 EDMARO STREET
FREDONIA, WI 53021



Zoning Change Application

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

Date Filed	2/21/2024
Fee \$200.00	403625

Owner's Information

Owner of Property	St. John's Lutheran Church
Property Address	824 Fredonia Ave. 824-836
City, State, Zip Code	Fredonia, WI 53021
Phone Number	262-692-2743 Tom Paulus 262-483-9059
Email	secretary.stjohnfredonia@gmail.com

Property Information

Present Use of Property	Agriculture
Proposed Use of Property	Cemetary
Current Zoning District	A-1 General Agriculture
Proposed Zoning District	I-1 Institutional

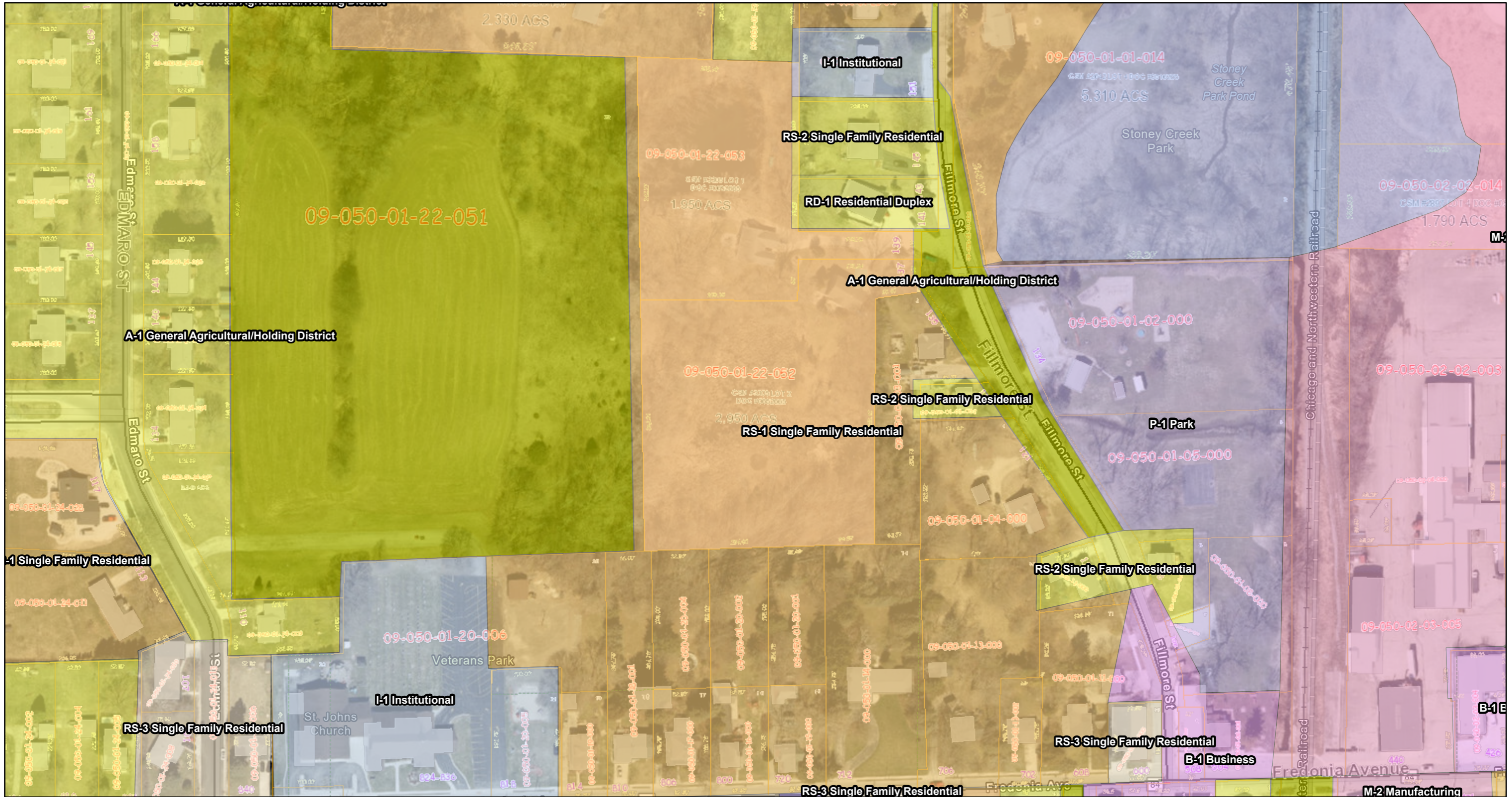
Names and Addresses of Adjoining Property Owners

(Use Reverse if Needed)

1.	Matthew B Bares, 140 Edmaro St.
2.	Aaron D. Viets, 110 Edmaro St.
3.	
4.	
5.	
6.	
7.	
8.	
9.	

Signature of Owner:	<i>Flora J Paul</i> Trustee
Address of Owner (if different from above):	

Village of Fredonia Maps



2/21/2024, 3:09:52 PM

1:2,257

Zoning

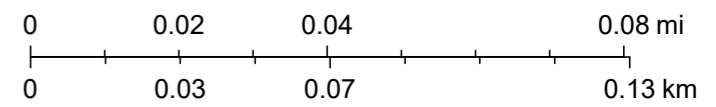
- A-1-General Agricultural/Holding District
- B-1 Business
- C-1 Conservancy
- I-1 Institutional
- M-2 Manufacturing
- P-1 Park
- RD-1 Residential Duplex
- RD-2 Residential Duplex
- RS-1 Single Family Residential
- RS-2 Single Family Residential
- RS-3 Single Family Residential
- Control Survey Diagram
- PLSS Quarter Sections
- PLSS Sections

- PLSS Townships
- CSM
- Building Footprints
- Parcels
- Road Reservation
- Road Right-of-Way
- Condominium
- Gap

- Overlap
- Tax Parcel
- Historical Parcel Lines
- Local Roads
- Local
- Private
- Ramp
- Service Drive

- Highways
- Interstate
- State Highway
- County Highway
- Railroad Centerline
- PLSS Corners
- Center of Section
- GPS Point

- Meander Corner
- Quarter Section Corner
- Section Corner
- Witness Corner



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JONATHAN M HEIDEN
810 FREDONIA AVENUE
FREDONIA, WI 53021

AARON D VIETS
110 EDMARO STREET
FREDONIA, WI 53021

ST JOHNS LUTHERAN CHURCH
824 FREDONIA AVE
FREDONIA, WI 53021

STEVEN R KOCHER
800 FREDONIA AVENUE
FREDONIA, WI 53021

THOMAS A FOSTER
107 EDMARO ST
FREDONIA, WI 53021

JOHN W DONALD AND JANE D DONALD FAMILY TRUST
167 FILMORE
FREDONIA, WI 53021

GERALD D SCHRANK
806 FREDONIA AVE
FREDONIA, WI 53021

ROBERT J OEHME
113 EDMARO ST
FREDONIA, WI 53021

ST JOHNS EVANGELICAL LUTHERAN CHURCH
824 FREDONIA AVE
FREDONIA, WI 53021

STEVEN KNETTER
174 EDMARO STREET
FREDONIA, WI 53021

JOHN W DONALD AND JANE D DONALD FAMILY TRUST
167 FILLMORE RD
FREDONIA, WI 53021

VILLAGE OF FREDONIA
242 FREDONIA AVE
FREDONIA, WI 53021

ST JOHNS LUTHERAN CHURCH MISSOURI SYNOD
824 FREDONIA AVE
FREDONIA, WI 53021

COLIN DUNN
166 EDMARO STREET
FREDONIA, WI 53021

CORINNE A NORDBY
137 FILLMORE STREET
FREDONIA, WI 53021

MATTHEW B BARES
140 EDMARO STREET
FREDONIA, WI 53021

BRYON R WOELFEL
139 FILLMORE STREET
FREDONIA, WI 53021

ST JOHN'S LUTHERAN CHURCH MISS SYNOD
824 FREDONIA AVE
FREDONIA, WI 53021

PETER K WATRY
163 FILLMORE STREET
FREDONIA, WI 53021

JEREMIE J DIPPEL
144 EDMARO STREET
FREDONIA, WI 53021

JAMIE A BARTZ
840 FREDONIA AVENUE
FREDONIA, WI 53021

OEHME LIVING TRUST
158 EDMARO ST
FREDONIA, WI 53021

§ 575-66 Sign permits required.

No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without a zoning permit, except those signs excepted in § 575-67, and without being in conformity with the provisions of this chapter.

§ 575-67 Signs permitted in all districts without permit.

The following signs are permitted in all zoning districts without a permit, subject to the following regulations:

- A. Real estate signs not to exceed eight square feet in area which advertise the sale, rental, or lease of the premises upon which said signs are temporarily located.
- B. Name and warning signs not to exceed two square feet located on the premises.
- C. Household occupation and professional home office not to exceed two square feet in area and mounted flush against the dwelling.
- D. Bulletin boards for public, charitable or religious institutions not to exceed 50 square feet in area located on the premises.
- E. Bulletin boards for public, charitable or religious institutions not to exceed 50 square feet in area located on the premises.
- F. Memorial signs, tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.
- G. Official signs, such as traffic control, parking restrictions, information, and notices.
- H. Temporary signs or banners when authorized by the Planning Commission for a period of not more than six months.
- I. Temporary signs or banners to be displayed for 45 days or less which promote community events or events sponsored by nonprofit organizations with prior approval of at least two of the three following Village officials: Village President, Village Clerk, Director of Public Works.
- J. Rummage sale signs used for the purpose of advertising the sale of merchandise at a private residence by at least one occupant of said residence, subject to the following regulations:
 - (1) Such signs shall be posted only on the day(s) of the sale.
 - (2) Signs shall not be attached to or displayed on traffic or regulatory signs, light poles, parkway/terrace trees or other public property.
 - (3) Signs shall be ground signs.
 - (4) Signs must not exceed four square feet, shall be a minimum of 10 feet from the right-of-way line of the intersection street, and are not allowed in the median strip of boulevard streets.
- K. Election campaign signs, provided that permission has been obtained from the property owner, renter or lessee. The combined area of campaign signs on properties in a business or industrial district shall not exceed 100 square feet. In residential districts, campaign signs shall not exceed 20 square feet in area on all sides. No election campaign signs are permitted on public property or in any public right-of-way. This section shall not apply during an election campaign period, as defined as the period beginning on the first day of circulation of nomination papers by candidates for office or the first day on which candidates would circulate nomination papers were papers to be required and ending on the day of the election; in the case of a referendum, the period beginning on the day on which the question to be voted on is submitted to the electorate and ending on the day on which the referendum is held.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

§ 575-68 Signs permitted in all business and manufacturing districts with permit.

Signs are permitted in all business, manufacturing, and extractive districts subject to the following restrictions. Each premises is limited to two of the following sign types, and any unused area may not be transferred from one sign type to another:

- A. Wall signs placed against the walls of buildings shall not extend more than six inches outside of a building's wall surface, shall not exceed 500 square feet in area for any one premises, and shall not exceed 20 feet in height above the mean center-line street grade.
- B. Projecting signs fastened to, suspended from, or supported by structures shall not exceed 100 square feet in area for any one premises, shall not extend more than six feet into any required yard, shall not extend more than three feet into any public right-of-way, shall not be less than 10 feet from all side lot lines, shall not exceed a height of 20 feet above the mean center-line street grade, and shall not be less than 10 feet above the sidewalk nor 15 feet above a driveway or an alley.
- C. Ground signs shall be of the monument style, shall not exceed 30 feet in height above the mean center-line street grade, shall not be less than 10 feet from any right-of-way or lot line, shall not exceed 100 square feet on one side nor 200 square feet on all sides for any one premises.
- D. Roof signs shall not exceed 10 feet in height above the roof, shall meet all the yard and height requirements for the district in which it is located and shall not exceed 300 square feet on all sides for any one premises. The sign shall be considered part of the building in determination of permitted height.
- E. Window signs shall not exceed 50% of the glass area of the pane upon which the sign is displayed.
- F. Combinations of any of the above signs shall meet all the requirements for the individual sign.

§ 575-69 Signs permitted in institutional and park districts with permit.

Institutional and park name signs are permitted in the institutional and park districts when approved by the Village Board after review and recommendation by the Planning Commission.

§ 575-70 Municipal-owned signs.

Municipal-owned signs may be permitted in any district without a permit, provided that permission shall be obtained from the property owner, renter, or lessee and provided that such sign shall not exceed 200 square feet in area per face.

§ 575-71 Search lights.

The Village Board may permit the temporary use of a search light for advertising purposes in any district, provided that the search light will not be located in any public right-of-way, will not be located closer than 10 feet to an adjacent property, and will not cause a hazard to traffic or adjoining properties. Search light permits shall not be granted for a period of more than five days in any six-month period.

§ 575-72 Facing.

No sign, except those permitted in §§ 575-67 and 575-69, shall be permitted to face a residential or park district within 100 feet of such district boundary.

§ 575-73 Lighting and color.

Signs shall not resemble, imitate, or approximate the shape, size, form, or color of railroad or traffic signs, signals, or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices. Signs shall not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape; and no sign shall be attached to a standpipe or fire escape. Signs shall not be placed so as to obstruct or interfere with traffic visibility, nor be lighted in such a way as to cause glare or impair driver visibility upon public ways. Signs may be illuminated but only by non-flashing lighting.

§ 575-74 Construction and maintenance standards.

- A. Wind pressure and dead load requirements. All signs and other advertising structures shall be designed and constructed to withstand wind pressure of not less than 40 pounds per square foot of area and shall be constructed to receive dead loads as required in the Village Building Code^[1] or other ordinance.
 [1] *Editor's Note: See Ch. 200, Building Construction.*
- B. Protection of the public. The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration or maintenance of a sign is permitted, provided the space occupied is roped off, fenced off, or

otherwise isolated.

- C. Maintenance. The owner of any sign shall keep it in good maintenance and repair, which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition, and shall maintain the premises on which the sign is erected in a clean, sanitary, and inoffensive condition, free and clear of all obnoxious substances, rubbish, weeds, and grass.
- D. Supporting members or braces. Supporting members or braces of all signs shall be constructed of galvanized iron, properly treated steel, copper, brass, or other noncorrosive incombustible material. All projecting signs, if placed at a right or other angle to the wall or roof of any building, shall be attached by such noncorrosive metal bolts, anchors, cable, or other metal attachments as shall ensure permanent and safe construction and shall be maintained free from rust or other defects. Every means or device used for attaching any sign shall extend through the walls or roof of the building should the Building Inspector determine that the safe and permanent support of such sign so requires and shall be securely anchored by wall plates and nuts to the inside of the walls or to bearings on the under side of two or more roof or ceiling joists in accordance with instructions given by the Building Inspector. Small flat signs containing less than 10 feet of area may be attached to a building by the use of lag bolts or other means to the satisfaction of the Building Inspector.
- E. No signs, or any part thereof, or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape fire ladder, or standpipe and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through such door, doorway, or window or as to hinder or prevent the raising or placing of ladders against such building by the Fire Department of the Village, as necessity therefor may require.

§ 575-75 Existing signs.

Signs lawfully existing at the time of the adoption or amendment of this chapter may be continued although the size or location does not conform to this chapter. However, all nonconforming signs shall be deemed to have exhausted their economic life after seven years from the time they became a nonconforming use. Nonconforming signs, after this seven-year period, shall either be made to conform to the terms of this chapter or shall be removed by the owner, agent, or person having beneficial use of the property. Nonconforming signs, during the seven-year grace period, shall be kept in good repair, but the cost of maintenance shall not be considered grounds for their continued use beyond the seven-year period. The Village Planning Commission shall, after the seven-year grace period, notify the owner, agent, or person having beneficial use of the property, of the expiration of the grace period. After 30 days, if the sign has not been made to conform to this chapter or removed, the Planning Commission shall initiate appropriate punitive action. Signs which are not repaired, painted or maintained pursuant to written notification and orders by the Planning Commission shall also be subject to punitive action.

§ 575-76 Sign permit.

- A. Applications for a sign permit shall be made on forms provided by the Village Clerk and shall contain or have attached thereto the following information:
[Amended 11-17-2022 by Ord. No. 2022-6]
 - (1) Name, address, and telephone number of the applicant. Location of building, structure, or lot to which or upon which the sign is to be attached or erected.
 - (2) Name of person, firm, corporation, or association erecting the sign.
 - (3) Written consent of the owner or lessee of the building, structure, or land to which or upon which the sign is to be affixed.
 - (4) A scale drawing of such sign, indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment.
 - (5) A scale drawing indicating the location and position of such sign in relation to nearby building or structures.
- B. Copies of any other permit required and issued for said sign, including the written approval by the Electrical Inspector, in the case of illuminated signs, who shall examine the plans and specifications, reinspecting all wiring and connections to determine if the same complies with all applicable local, state and federal electrical codes and regulations.
- C. Additional information as may be required by the Zoning Administrator.

- D. Sign permit applications shall be filed with the Zoning Administrator, who shall review the application for its completeness and accuracy.
- E. The Zoning Administrator shall approve, deny, or forward to the Planning Commission, in writing, the application within 15 days of receipt unless the time is extended by written agreement with the applicant. A sign permit shall become null and void, if work authorized under the permit has not been completed within six months of the date of issuance.
- F. Fee. The fee for the permit shall be in accordance with the Village's current Schedule of Fees.
[Added 12-17-2020 by Ord. No. 2020-06]