

TOWN OF FREDONIA
TOWN BOARD MINUTES

**Town Board Meeting
July 14, 2021**

A meeting of the Town Board of the Town of Fredonia was held on Wednesday, July 14, 2021 in the Fredonia Town Hall. Chair L. Leider called the meeting to order at 7:40 pm, following a public hearing. In attendance:

Chairman: Chair Lance Leider
Supervisors: Chris Janik, John Depies, Jim Stemper, Matt Miller
Clerk: Bob Eichner
Treasurer:
Building Inspector:
Waubeka Fire Dept.:

This meeting was held in compliance with the Open Meeting Law - copies of the agenda were posted in at least three public places in the Town, posted on the website and e-mailed to the Sounder and the Ozaukee Press.

Minutes: Motion to approve the minutes of the June 9, 2021 meeting was made by J. Stemper; second J. Depies; carried.

Financial Report: Motion to approve the July, 2021 financial report by J. Stemper; second by M. Miller; carried.

Public Comments: Ms. Pat Bialzik reiterated her opposition to the Stageman CSM stating the land is good agricultural land and that the new lots along CTH I will create additional run-off and that will run into the wetland by Stageman's existing home. She requested that a runoff study be done before the CSM is considered for approval. Ms. Bialzik also stated that the remnant parcel be shown on the CSM, cited concerns from Ozaukee County Officials and sections of the Town Code. Ms. Chris Luft concurred with Ms. Bialzik's statement regarding the remainder parcel and the run-off concerns. Ms. Luft also stated that Ozaukee County and the DNR should have a say in this CSM because of the shoreland zoning and environmental corridor issues.

Building Inspector: No report

Operator's Licenses: A motion to approve a bartender licenses for Jonatan Bell, Big Joes; Angela Schowalter, Nowhere Pub; Nicole Krawczyk, Stoney Hill Pub was made by J. Stemper; second by M. Miller; carried

Consideration of a a Certified Survey Map and Zone Change: The final certified survey map and zone change (A-1 to C-2) of a 20-acre lot at N6326 Camp Awana Road was presented. Clerk Eichner reminded the Board that this zone change will require a super majority vote (4 ayes) for passage because a petition for such vote was presented at the public hearing. After discussion about concerns with having the single storage shed on the north lot creating a non-conforming condition, a motion to send the CSM back to the Plan Commission for recommendation, showing the north lot at only 5 acres minimum, and without the shed on the north lot, was made by J. Stemper; second by J. Depies; carried 4-1, C. Janik -Nay.

Set Public Hearing for a Certified Survey Map and Zone Change: a motion to set a public hearing for a proposed land division, including a remainder lot, and zone change (from A-1 to A-2, A-3 and R-2) for property at W3835 County Road H, as recommended for approval by the Plan Commission on July 7, 2021. was made by C. Janik; second by M. Miller; carried.

Set Public Hearing Date for a proposed Conditional Use Permit: A motion to set the date for a public hearing for a commercial conditional use permit, for the purpose of vehicle restoration and sales, at N6286 Cedar Valley Road, Anthony and Mary Modra, owners, as recommended for approval by the Plan Commission on July 7, 2021, was made by M. Miller; second by J. Depies; carried, 4-0; J. Stemper abstained.

Consideration of a Certified Survey Map: A motion to approve a CSM for a land division of 4.6 acres on Maple Court as recommended for approval by the plan commission on July 7, 2021, was made by J. Stemper; second by J. Depies; carried.

Consideration of a Certified Survey Map: A motion to approve a CSM for a land consolidation of a 0.98-acre and a 0.46-acre lot on Maple Court as recommended for approval by the plan commission on July 7, 2021, was made by J. Stemper; second by M. Miller; carried

Discussion of a Possible Berm Ordinance: A motion to direct the plan commission to draft a berm ordinance in the Town of Fredonia was made by J. Stemper; second by J. Depies; carried

Approval of a Holding Tank Agreement: a motion to approve holding tank agreements for N5317 Park Avenue, Paul Craw, owner; and W4116 Center Street, Vickie Feltes, Owner, was made by L. Leider; second by M. Miller; carried.

Town Roads: Chairman Leider informed the Board that due to excessive drainage work needed, the Park Street paving will not be done this year. It is planned for 2022.

Recycling Center: Clerk Eichner will cover the recycling center on 7/24. M Miller will work 7/29, and Chairman Leider will work 7/31.

Update of the Disposition of the Waubeka Mill collapse: No report

Mailings Received: Clerk Eichner reported that most of the clean-up Issues have been taken care of or are in process except for the Koller property on CTH E and the Valerius property on Valley View.

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Approve payment of Claims: Claims presented for payment: from: 6/10/21 to 7/14/21; check 14890 through 14909 The total for all checks and EFT's issued was \$54,122.52. Waubeka Street Light Account checks 503 and 504 issued total \$648.42. A motion to approve payments was made by J. Stemper; second M. Miller; carried.

Adjourn: Motion to adjourn by M. Miller; second by J. Depies; carried. Meeting adjourned at 8:38 p.m.

Bob Eichner, Clerk