

TOWN OF FREDONIA  
TOWN BOARD MINUTES  
May 11, 2022

A meeting of the Town Board of the Town of Fredonia was held on Wednesday, May 11, 2022, in the Fredonia Town Hall. Chair L. Leider called the meeting to order at 7:30 pm, In attendance:

**Chairman:** Lance Leider  
**Supervisors:** Chris Janik, Jim Stemper, John Depies, Matt Miller  
**Absent:**  
**Clerk:** Tom Mishefske, Deputy Clerk Keri Eichner  
**Treasurer:** Jean Wills  
**Building Inspector:**  
**Waubeka Fire Dept.:**

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

**Approval of Agenda:** A motion to approve the agenda was made by J. Stemper; second by J. Depies; carried 5-0.

**Minutes:** A motion to approve the minutes of the April 13, 2022 regular Town Board meeting was made by J. Stemper; second by J. Depies; carried 5-0.

**Financial Report:** Clerk Mishefske provided the May report including bank account balances, expenditures and revenues for the previous month. A motion to approve the financial report was made by J. Stemper; seconded by M. Miller; carried 5-0.

**Public Comments:** County Supervisor Joshua Haas appeared to provide an update to residents on the current activities of the County Board. Supervisor Haas provided his contact information to attendees and discussed his efforts to reschedule county board meetings to evenings so constituents are better able to attend. Currently meetings are at 9:00 AM. He wasn't able to get all meetings rescheduled, however, he was able to initiate a procedure to move an individual meeting to an evening meeting by creating a petition process which would need support from other supervisors. He also provided an update on the ongoing negotiations with local fire departments to consolidate services. He also mentioned his efforts to purchase Cedar Bluffs for a park and eliminating private contributions to support local election costs.

Chris Luft commented on the proposed land division of the Camp Awana and Stageman properties (both on the agenda). Chris expressed concern that the Board may not approve one land division (Camp Awana) due to an accessory building without a primary residence (house) and in the case of the Stageman property approve a land division despite there being an accessory building without a primary residence (house) on one of the lots. Chris make a recommendation to change the ordinance that doesn't allow accessory buildings on vacant land. Chris also raised concerns with the zoning of the Stageman property and the road frontage and driveway access.

Steve Sand has concerns with the Stageman land division and is asking the board to adhere to the Town Ordinances Chapter 18.03. He has received copies of the Stageman file and doesn't see the documentation confirming compliance with Wisconsin Chapter 236, DNR regulations or County Hwy regulations.

George Turinne raised concern with a property on County Road I where a business was allowed to build a commercial building in front of an existing dwelling in conflict with ordinances. These comments were disallowed, the item is not on the agenda.

**Building Inspector:** No report.

**Discussion and possible action** to schedule a public hearing on a proposed land division and zoning change (A-1 to A-2) of a 5-acre lot at W6281 Kay K Road, Belgium, WI 53004 (Tax ID # 04-013-01-000.00) by Pat Streff on behalf of the Edward H Streff and Betty J Streff Family Trust, owner, as recommended for approval by the Plan Commission on May 4, 2022. The land division will result in two parcels of 5 acres (A-2) and the remainder 175 acres (A-1). A motion was made by J. Stemper to schedule a Public Hearing on June 8, 2022 at 7:30 PM in the Fredonia Government Center; seconded by J. Depies, carried 5-0.

**Reconsideration of a Land Division:** Discussion and possible referral back to the Plan Commission a certified survey map dividing a 20-acre lot at N6326 Camp Awana Road (Tax ID # 04-018-07-002.00) into two lots 11 acres & 9 acres by Boss Realty for Shotz, LLC, owner. This item was denied at the October 13, 2021 Town Board meeting. A motion was made by J. Stemper to table this item indefinitely in its current form because the Town Board has already denied this request at the October 13, 2021 meeting; seconded by J. Depies, the motion failed 2-3 on a split vote, Yea: J. Stemper, J. Depies, Nay: L. Leider, C. Janik, M. Miller. The party will resubmit a revised CSM at the next Plan Commission meeting.

**Consideration and action on a Land Division:** A motion was made by C. Janik; seconded by L. Leider to approve the request by Kevin and Donna Stageman for a land division for the property at W3835 County Road H, (Tax ID # 04-034-06-001.00) referred by the Plan Commission at the 5/4/2022 meeting. The land division would create three lots (all lots would be 5 acres or greater, the A-2 zoning would remain unchanged. Kevin Stageman provided preliminary drawings of the house to be constructed on lot #3 upon approval of the land division. This would address the concern of an accessory building without a primary building. The motion passed on a split vote, Yea: C. Jenik, L. Leider, M. Miller, Nay: J. Stemper, J. Depies

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**Consideration of a Request to install a Holding Tank:** The request by Charles Sheridan to install a holding tank on the Button Factory property at W4128 Mill Street (Tax ID #04-028-12-012.00) in Waubeka. (0.62-acres) was not considered because the building is unoccupied and without an approved building permit the building cannot be occupied. A holding tank is unnecessary. This request would be more appropriately made once an active rehabilitation project has been approved.

**Update on the Disposition of the Waubeka Mill (W4132 Mill Street):** Charley Sheridan, Sr. appeared on behalf of Waubeka Development, LLC. Mr. Sheridan indicated he is an employee of Waubeka Development, LLC and is not the owner of the Mill. Charles Sheridan, Jr. is the owner of Waubeka Development, LLC and owns the Mill property. Charles Sheridan, Sr. did indicate Waubeka Development, LLC is in negotiations with Ozaukee County to donate a portion of the Mill property to the county in exchange for financial assistance to raze a portion of the Mill building (estimated demolition cost is approximately \$22,000). One of the complicating factors is after the demolition, a new foundation wall would be required to support a portion of the remaining Mill building. The new foundation wall would require an engineered design (something the County would have to provide). Charles Sheridan, Sr. asked if the Town (Supervisor) would be willing to attend a future meeting with the County to demonstrate the Town's support for this project. If this agreement is reached, there would still be a need to backfill the area remaining after the demolition and foundation wall is complete.

**Town Roads:** The results of the annual road tour were shared with the commissioners. Chairman L. Leider provided county cost estimates to repair Meadowlark road (Kay K Road west 2,640 feet, pulverize and pave \$192,140), Valley Heights Road (County Road H to end 3,379 feet, scratch and overlay \$136,136) and Oriole Lane (Pioneer Drive to Jay Road, 2,640 feet, chip seal, \$9,360). The total estimated cost would be \$337,636. As of May 2022, The Town's road budget is approximately \$349,422. Completing the above projects would leave some remaining funds for other repairs. Depending on actual costs, remaining funds could be used for a Jay Road chip seal. Chairman L. Leider also suggested applying for a grant to repair Belgium-Kohler road. A motion was made by J. Stemper recommending the repair to Meadowlark Road and chip seal to Oriole Lane and holding on the other work until actual costs for the first two projects is known; seconded by J. Depies, carried 5-0.

**Recycling Center:** Harry Michaels, Jr. was present. The 2021 Recycling report has been submitted to the State. The Town has met the eligibility requirements for another grant in 2023.

**Mailings Received by Chairman or Supervisors:** The board was updated on County Treasurer Josh Morrison's suggestion to collect all property taxes at the county.

**Approval of Claims:** A motion to pay claims was made by J. Stemper; seconded by J. Depies, carried 5-0.

**Adjourn:** A motion to adjourn by M. Miller; second by C. Janik; carried 5-0. Meeting adjourned at 9:07 p.m.

Respectfully Submitted: Tom Mishefske, Town Clerk