

VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
Fredonia Fire Department – Community Room
201 S Milwaukee Street, Fredonia, WI
April 4, 2022

Chairman Dohrwardt called the Plan Commission meeting to order at 8:03 p.m.

Board members present: Don Dohrwardt, John Long, Jerry Jacque, Dan Wellskopf, Gerry Weiland, Gene Mayer and Troy Bretl.

Staff/Officials present: Director of Public Works Roger Strohm, First Assistant Fire Chief Chris Kunstmann, and Village Clerk Melissa Depies.

Others present: Hal Steffen – Northern Ozaukee School District, Connor Carynski – Ozaukee Press and concerned citizens.

Approve minutes

Motion by Troy Bretl, seconded by Gerry Weiland, to approve the March 7, 2022 Plan Commission meeting minutes as presented. Motion carried.

Discussion regarding a conditional use permit to Scott Brammer for an Event Hall / Sober Living Home at 111 Fredonia Avenue – no formal action will be taken

No further discussion was held.

Northern Ozaukee School District proposed plans for creating a small parking area off of Emerald Hills Drive

Hal Steffen, representative for Northern Ozaukee School District explained that the school is proposing to create a small parking area off of Emerald Hills Drive. The parking area will be created with asphalt millings donated by the Village.

Mr. Steffen stated that the school would like to clean up the site and improve the drainage.

The proposed plan shows that the parking area will be located 12 feet off of the fence line on the south side. The wetlands in this area will restrict the size of the lot; therefore the lot is anticipated to only be large enough for about 16 vehicles. Who and/or what groups utilize this lot will be determined and based on need. It is not intended for everyday parking or Friday night football games.

Brad Mayer, 442 Emerald Hills Drive, who abuts this property indicated that he was previously told that this property would never be a parking lot. He noted that he sees a significant amount of traffic for youth football.

Mr. Mayer commented that the road that was put in is a disaster and has caused drainage issues for his property. He has had standing water in his yard ever since the road was placed.

Mr. Mayer also stated that he appreciated the 12 foot distance; however he would like the drainage issue addressed before any additional work is done.

Mr. Steffen responded that the road has failed rather quickly due to a poor base; the road was just built too quickly. The drainage has become an issue due to the fact that the road was put in where the low point used to be. In efforts to address the drainage issue, the school is proposing to straighten the road moving it slightly and installing a drainage inlet sized based on need.

First Assistant Fire Chief Chris Kunstmann questioned if the emergency vehicles will be able to access this road. Mr. Steffen replied yes.

Motion by Trustee Long, seconded by Troy Bretl, to approve the proposal for a parking area off of Emerald Hills Drive including improvements to the road to run parallel with the fence line and be a minimum of 12 feet from the abutting property line and installation of a drainage inlet. Motion carried.

Fredonia Fire Department request to install a gravel road/driveway to a hydrant in the field just north of Park Road

First Assistant Fire Chief Chris Kunstmann explained that the Fire/EMS Association would like to install a gravel road/driveway to the hydrant just north of Park Road. There would be no costs to the Village for this work. They propose to scrape down to a gravel base and then top the area with millings.

Director of Public Works Strohm stated that a drainage culvert could be added if needed.

Motion by Gene Mayer, seconded by Troy Bretl, to approve the proposal for a gravel road/driveway to a hydrant in the field just north of Park Road. Motion carried.

Items for future consideration

None

Adjournment

Motion by Gene Mayer, seconded by Trustee Long, to adjourn the meeting at 8:38 p.m. Motion carried.