

VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
March 7, 2022

Chairman Dohrwardt called the Plan Commission meeting to order at 7:00 p.m.

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

Board members absent: Jerry Jacque and Dan Wellsopf.

Staff/Officials present: Director of Public Works Roger Strohm, and Village Clerk Melissa Depies.

Others present: James and Katelin Sossong Scott Brammer, Nick Maturrow, Gus Wirth, Eric Weisenberger, Cheryl Wellman, Katlyn Wellman, Joshua Haas, and Connor Carynski – Ozaukee Press.

Public Hearing for the purpose of public comment on and reaction to a proposed change to the Village of Fredonia Zoning Code (Section 575-52 and 575 Attachment 1 of Code of Ordinances): 575-52 Business Conditional Uses and 575 Attachment 1:4(8)

Public Hearing was called to order by President Dohrwardt at 7:00 PM.

Director of Public Works Roger Strohm explained that the proposed zoning code change is to allow the sale of firearms. The change is being made at the request of James and Katelin Sossong who would like to operate a FFL business out of their North Milwaukee Street home.

There being no other comments or questions the public hearing was adjourned to the regular Plan Commission meeting at 7:03 PM.

Approve minutes

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

Recommendation to the Village Board to approve Ordinance 2022-2 Amending the Village of Fredonia Code of Ordinances Section 575 Zoning Code Title 52 Business Conditional Uses and 575 Attachment 1:4(8)

Motion by Gene Mayer, seconded by Gerry Weiland, to recommend the Village Board approve Ordinance 2022-2 Amending the Village of Fredonia Code of

Ordinances Section 575 Zoning Code Title 52 Business Conditional Uses and 575 Attachment 1:4(8). Motion carried.

Proposal from Scott Brammer to develop Brammer House, a Sober Living Home, at 111 West Fredonia Avenue

Scott Brammer explained that he is interested in purchasing the property at 111 Fredonia Avenue and operating “Brammer House” which would be Sober Living Home. This home would be for women who were addicted to drugs and/or alcohol and have completed a 12 step program to come clean. Once they complete a program they should not go directly back to the same living arrangements as prior to treatment. The home would give these women a place to live during the transition period. The facility would run as a non-profit agency.

The building is 7,000 square feet with 5 bathrooms. Phase 1 would be to build out 5 bedrooms, a kitchen, and laundry area.

Trustee Long questioned how a non-profit would affect the tax roll. Director of Public Works Strohm indicated that he reached out to the Attorney; however has not received any information back.

Director Strohm stated that the property is currently zoned B2; therefore this use would require a zoning change or a conditional use permit.

Chairman Dohrwardt stated that the Village needs to determine if a non-profit agency would be allowed in the B2 zoning district. He noted that the location of this building makes it very valuable for the Village; therefore he wants to make sure that it is zoned properly for future use as well.

Scott Brammer stated that he is interested in purchasing the property. He indicated that he would own the building and pay the property taxes and lease the building out to the agency.

Schedule a public hearing for the purpose of public comment on and reaction to a proposed conditional use permit for Brammer House, a Sober Living Home, at 111 West Fredonia Avenue

Motion by Troy Bretl, seconded by Gene Mayer, to schedule a Public Hearing for April 4, 2022 regarding the proposed conditional use permit for Brammer House, a Sober Living Home, at 111 West Fredonia Avenue. Motion carried.

Approval of a zoning permit request from Katlyn Wellman requesting to operate a nail salon at 421 Fredonia Avenue

Katlyn Wellman stated that she has been a nail technician for approximately 4 years and has created a good client base. She currently does business out the beauty shop

and now has an opportunity to open her own space and have a sign visible on Fredonia Avenue.

Motion by Gerry Weiland, seconded by Troy Bretl, to approve the zoning permit request from Katlyn Wellman requesting to operate a nail salon at 421 Fredonia Avenue. Motion carried.

Items for future consideration

Eric Weisenberger stated that he is looking to own a Martial Arts Business in the near future. He also indicated that he is considering purchasing the vacant parcel of land just south of 111 Fredonia Avenue which is zoned B2. He was looking for direction if a Martial Arts business would be allowed in the B2 zoning district.

Director of Public Works Strohm stated that it would require a conditional use permit. It was suggested that the conditional use should already be in the approved list; therefore it was suggested that this type of use may fit into the health or fitness club and/or sports and recreational facility category.

Director Strohm stated that there may be vacant space available in the complex by Fredonia Family Restaurant; this may provide space to get the business off the ground before investing in property and building.

Adjournment

Motion by Troy Bretl, seconded by Gene Mayer, to adjourn the meeting at 7:34 p.m. Motion carried.