

**VILLAGE OF FREDONIA
PLAN COMMISSION
PUBLIC HEARING MEETING MINUTES
April 4, 2022**

Chairman Dohrwardt called the Plan Commission Public Hearing to order at 7:05 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, Marshal Mike Davel, First Assistant Fire Chief Chris Kunstmann, and Village Clerk Melissa Depies.

Others present: Scott Brammer, Connor Carynski – Ozaukee Press and many concerned citizens.

A quorum of the Village Board was present. No Village Board action was discussed or taken.

Public Hearing for the purpose of public comment on and reaction to a proposed conditional use permit for an Event Hall / Sober Living Home at 111 Fredonia Avenue.

The property is zoned B-2 Community Business District. The conditional use has been applied for by Scott Brammer.

Scott Brammer stated that he would like to convert the building at 111 Fredonia Avenue (the old daycare building) into a Sober Living Home for women. The building is 7,000 square feet with 5 bathrooms and should accommodate 13 rooms.

Mr. Brammer stated that this home would be where women will go once they have completed the 12 step program to getting clean but are not quite ready to go home. This home provides a safe place to transition back into society.

Mr. Brammer noted that the event hall option was include as he was unsure of how many rooms would be needed for the sober living home. He wanted to have all basis cover as he wants to utilize the building to its full potential.

Mr. Brammer noted that he has not had the opportunity to work this plan out with all the decision makers at this time. The non-profit agencies involved have indicated that there is a need for this type of home in Ozaukee County however they did not indicated how many rooms will be needed.

Mr. Brammer noted that he is not prepared to answer questions at this time. He does not have his business plan completed as he has not been able to meet with all the decision makers in this project.

First Assistant Fire Chief Chris Kunstmann questioned how the building will be licensed. He noted that licensing will determine what fire codes will be required to be met. He noted that the building may need to have sprinklers in it.

Resident comments and concerns:

- ✓ Will the Fire and Police personnel need to have specialized training to deal with drug addiction, and if so, who will pay for this training?
- ✓ The building fits the use; however does the location fit?
- ✓ Has a feasibility study been completed?
- ✓ What is the conditional use being applied for? Trustee Long stated that this would fall into the category of health care or social service.
- ✓ What value increment change would occur on the property? Chairman Dohrwardt stated that the increment change would be positive as the property would be restored.
- ✓ Is it proper to mix business with residential? Would living in a basement / lower level building be conducive to someone just coming out of rehab?

Mr. Brammer stated that he believes this would be a positive move for the Village as the property will be renovated and fixed up adding value.

He also responded that this home is intended to provide a post-treatment step in the recovery process. It will provide an opportunity to be re-introduced to society without having to go back to the previous home where triggers are likely to be.

- ✓ This is a noble cause and agrees that people who are struggling with addiction need a place to go to receive additional help; however does Fredonia have the structure to handle this?
- ✓ The Village has an Economic Development Committee – have they done anything to target other types of businesses for this property?
- ✓ This building is within walking distance to the schools.
- ✓ If the women who live there have children, will the children be attending our school? It is possible that children of addicted parents will have additional needs, is our school able to handle these children? Mr. Brammer stated that children should not be living at the home, children should only be there for weekend visitation. This proposal should have no impact on the school.
- ✓ Who have you been working with to know that this is a need in Ozaukee County? Mr. Brammer responded United Way, Advocates, Sirona Recovery Home; however not one person can answer all the questions.

Chairman Dohrwardt suggested that if another public hearing was held, that all representatives attend so all questions and concerns can be addressed.

- ✓ What is your experience and/or credentials for running a sober home? Mr. Brammer stated that he has been in business and management as a career. He

has never managed a sober home. He believes there is a need and wants to build out the property for it and manage the property. Staff will be hired to run the facility.

- ✓ What is your motivation for this project? Mr. Brammer responded that he has lost friends to addiction.
- ✓ People have been discovered using drugs in the driveway to this home in the past, how is this to be prevented?
- ✓ This home is right on Highway 57 which is a corridor for drug trafficking.
- ✓ If the plan is to help these women find employment, where will they work?

Marshal Davel stated that these are all valid concerns and should be addressed prior to the next meeting. There should be a list of rules and regulations that will need to be adhered to as well as an enforcement plan.

Marshal Davel stated that a project like this just does not just “happen”. Family Promise has been working on a home in Port Washington and it has taken well over 2 years of planning and organizing.

Mr. Brammer stated that there are criteria that people who live there will have to adhere to; however he is not prepared to discuss all the parameters tonight.

There being no other comments or questions the public hearing was adjourned to the regular Plan Commission meeting at 8:03 PM.