

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

November 4, 2020

A meeting of the Plan Commission of the Town of Fredonia was held on the November 4 2020 in the Town Hall, 242 Fredonia Avenue. Chairman Leider called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

This meeting was properly noticed having been posted in 3 public locations within the Town of Fredonia and a copy of the agenda was sent to the local newspapers and posted on the Town website

Present:

Chair: Chairman Lance Leider

Members: Doug Winquist, Chris Janik, Bill Koeppen, Paul Lundh, Steve Jentges, Steve Paulus

Absent:

Secretary: Bob Eichner, Clerk

Minutes: The Minutes for the October 7, 2020 meeting were reviewed. Motion to approve by S. Paulus; second by P. Lundh; carried

Public Comments: Chris complained of burning in Waubeka that produces a lot of smoke that has been going on for several years. Ms. Luft also request that the commission refer to the land use plan when considering land division requests.

Presentation of a conceptual plan for a Certified Survey Map & Rezone by Quam Engineering: The Commission was presented with a preliminary CSM for a proposed land division, creating 4 lots and zoning change (from A-1 to A-2 and A-3) at W4318 River Park Road, Michael Krueger, owner. Clerk Eichner notified the commission that CSM falls within the extra-territorial review zone of the Village of Fredonia and CSM will be reviewed at their December Plan commission meeting. The commission will wait for the comments from that meeting before proceeding No further action was taken

Request from Potential Land Owner: The commission heard a request from potential land owner, Jon Biber to build an accessory building before building the residence on a vacant lot on CTH D, (Tax ID# 04-024-05-001.00). based on concerns that the main residence construction could be delayed indefinitely and not wanting to set a precedence for this on similar lots, the consensus of the commission is that they would not consider or approve this proposal. No further action was taken.

Presentation of a Certified Survey Map and Zoning change: A motion to recommend a proposed CSM, for a proposed land division and zoning change (from A-1, legal non-conforming, to A-2 at W4385 Belgium Kohler Road, to the Town Board for approval was made by D. Winquist; second by B. Koeppen; carried

Proposal and conceptual Plan for a Land Division and Zoning change: Kevin Stageman presented a revised conceptual plan on a proposed land division and zone change for his property at W3835 County Road H. The plan is to create a total of 5 lots, 3, R-2 lots along CTH I and a large A3 lot for a new home site for Stageman's separating the original home site. This concept will also need to be reviewed by the Village Plan Commission at the December meeting. No further action was taken.

Discussion of Disposition of Waubeka Mill Collapse: No update.

Adjourn Motion to adjourn at 8:12pm by C. Janik; second by D. Winquist: carried

Bob Eichner, Clerk