

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

April 7, 2021

A meeting of the Plan Commission of the Town of Fredonia was held on the April 7, 2021 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: Chris Janik, Bill Koeppen, Paul Lundh, Steve Jentges, Steve Paulus

Absent: Doug Winquist

Secretary: Bob Eichner, Clerk

Other:

Minutes: A motion to approve the minutes from the January 6, 2021 and February 3, 2021 plan commission meetings was made by P. Lundh; second by B. Koeppen; carried.

Public Comments: Ms. Chris Luft again raised concerns about the Stageman land division stating that it was not consistent with the 2035 Land Use Plan as required by State statutes. Ms. Pat Bialzik also expressed concerns about the land division, speaking to a possible ethics violation and also some wetlands that might be affected by the land division. Chairman Leider explained that no one on the Board has had any financial or other gain from any of the approved land divisions approved in the last two years and in years prior if there was a possible conflict of interest the board member abstained from any vote.

Presentation of Preliminary Certified Survey Maps for a Land Division and Zoning change: Clerk Eichner presented the preliminary CSMs by Kevin Stageman for a proposed land division and zone change for his property at W3835 County Road H, for information only. The CSM will be reviewed by the Village at their May 3, 2021 plan commission meeting. On the recommendation of the town commission, Clerk Eichner will request that the final CSM have an overall location map to show where each of the CSMs are located on the entire 27 acre lot being divided. No further action was taken.

Request for Zoning Change: A request for a zoning district change from R-2 to A-2 was presented by Mr. Chad Erlwig, for his property located at W4070 CTH H. This property was erroneously changed to R-2 zoning when the Waubedonia Acres Subdivision was created. A motion to recommend approval of the zoning change from R-2 to A-2 to the Town Board, was made by L. Leider; second by S. Paulus; carried.

Proposed Land Division and Zoning Change Request: Clerk Eichner presented a request for a land division and zoning change from Laura Huiras for her property at W3896 Fredonia Kohler Road. The petitioner want to create a 5 acre parcel around the exiting structures and allow their children to continue tilling the remainder. At the recommendation of the commission, Clerk Eichner will suggest that the current property be combined with adjacent tillable land so that the tillable portion can remain zoned A-1. No further action was taken.

Presentation of a Certified Survey Map by Village of Fredonia: A motion to recommend, for approval by the Town Board, a zoning change on a 25.5-acre parcel (Lot1) of a proposed CSM from A-1 to A-3, due to annexation of Lot 2 by the Village, for the property at N5133 State Road 57 was made by b. Koeppen; second by S. Jentges; carried

Presentation of possible new Agricultural zoning district: Rather than creating a new agricultural district for primarily tillable lots between 15 and 35 acres, as presented by Clerk Eichner, the commission recommended that the current agriculture zoning districts, be amended to address residential restrictions on those lots. No further action was taken.

Discussion on Waubeka Mill/Button Factory disposition: No new discussion.

Adjourn Motion to adjourn at 8:30pm by S. Jentges; second by P. Lundh: carried

Bob Eichner, Clerk