

**TOWN OF FREDONIA  
PLAN COMMISSION MEETING MINUTES**

July 7, 2021

A meeting of the Plan Commission of the Town of Fredonia was held on the July 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, Doug Winquist, Bill Koeppen, Steve Paulus, Steve Jentges

**Absent:** Paul Lundh

**Secretary:** Bob Eichner, Clerk

**Other:** Supr. John Depies

**Minutes:** A motion to approve the minutes from the June 2, 2021 plan commission meeting was made by C. Janik; second by D. Winquist; carried.

**Public Comments:** Ms. Chris Luft again raised concerns about the Stageman land division stating the residential lots don't belong here, that a run-off study should be performed before approval and that the remainder lot should be shown on the CSM.

**Consideration of Preliminary Certified Survey Maps for a Land Division and Zoning change:** Mr.

Stageman presented a final CSM for his property at W3835 County Road H showing all four lots on one CSM. He also presented a base map of the entire Lot 1 of CSM 3090 showing the remainder lot with borings for rezoning purposes. Clerk Eichner stated that the remainder lot is NOT required to be on the CSM, per the registered Land Surveyor who prepared the CSM. A motion to recommend approval of the CSM and zoning changes by the Town Board was made by L. Leider; second by S. Paulus; carried. Clerk Eichner will obtain a legal opinion if the remainder parcel is required on the CSM.

**Consideration of a Certified Survey Map for a lot consolidation:** A motion was made to recommend approval, by the Town Board, of lot consolidation of a 0.98-acre and a 0.46-acre lot (Tax ID #04-001-06-007.00 & 04-001-06-017.00) on Maple Court was made by S. Jentges; second by D. Winquist; carried.

**Consideration of a Certified Survey Map for a Land Division:** A motion was made to recommend approval, by the Town Board, of a land division of a 4.86-acre lot (Tax ID # 04-001-06-022.00) on Beech Street and Maple Court was made by B. Koeppen; second by C. Janik; carried.

**Consideration of a Conditional Use Permit:** A motion to recommend approval, by the Town Board, of a request from Anthony Modra, for a commercial conditional use, for the purpose of vehicle restoration and sales, on his property at N6286 Cedar Valley Road (Tax ID # 04-014-10-004.00) was made by D. Winquist; second by B. Koeppen; carried.

**Consideration of a conceptual plan for a Certified Survey Map and Zone Change:** A conceptual plan for a land division and zone change (A-1 to A-2 and A-3) of a 26-acre lot at Northwest Corner of Fredonia Kohler Road and CTH I (Tax ID # 04-028-01-006.00) was made by Timothy and Catherine Werner, owner after some discussion, the commission came to a consensus that the conceptual plan had merit, and that the Werner's should proceed with a preliminary CSM. No further action was taken.

**Consideration of a Request for a Conditional Use Permit:** A request for a conditional use permit, for the purpose of building a secondary residence on their property at W4318 River Park Road (tax ID # 04-032-16-002.00) was made by Zachary Cox and Tami Kaprelian. The Plan Commission denied the request on the basis that the zoning code does not allow for two residences on a single parcel unless it is attached to the principal residence. No further action was taken

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

**Adjourn;** Motion to adjourn at 8:40pm by S. Paulus; second by D. Winquist: carried

Bob Eichner, Clerk