

**TOWN OF FREDONIA**  
**PLAN COMMISSION MEETING MINUTES**  
January 6, 2021

A meeting of the Plan Commission of the Town of Fredonia was held on the January 6, 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:** Doug Winquist, Chris Janik, Bill Koeppen, Paul Lundh, Steve Jentges, Steve Paulus

**Absent:**

**Secretary:** Bob Eichner, Clerk

**Other:** Supervisor John Depies

**Minutes:** The Minutes for the November 4, 2020 meeting were reviewed. Motion to approve by S. Jentges; second by D. Winquist; carried

**Public Comments:** Ms. Chris Luft again request that the commission refer to the land use plan when considering land division requests, specifically with respect to the proposed land divisions by Mr. Kreuger and Mr. Stageman. Ms. Gloria Harrison and Ms. Patricia Bialzik also expressed concerns about Mr. Stageman creating R-2 lots on his property across CTH I from their R-2 lots.

**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 a remainder parcel of approximately 20 acres and zoning changes (from A-1 to A-2 and A-3) at W4318 River Park Road, Michael Krueger, owner. Clerk Eichner stated that the reason for the remainder parcel, is because only 4 parcels can be created using a CSM, but a CSM does not have to encompass all of an existing parcel when dividing property. The remainder parcel will be re-zoned as A-3. After some discussion a motion to accept the preliminary CSM and recommend approval to the Town Board, on a condition that soil percolation tests be performed on the remainder parcel, was made by C. Janik; second by D. Winquist; carried 5-2; S. Jentges & S. Paulus opposed.

**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. Clerk Eichner reminded Mr. Stageman and the commission that this division may be done with a CSM, but only the 4 new lots may be on the map with the remainder lot being that portion of the property containing the existing home. The Commission consensus was the Mr. Stageman could proceed with his preliminary plat for review by the commission and for extra-territorial review by the Village of Fredonia.

Discussion of Disposition of Waubeka Mill Collapse/Button Factory: No update.

**Adjourn** Motion to adjourn at 8:22pm by S. Paulus; second by B. Koeppen: carried

Bob Eichner, Clerk