

**TOWN OF FREDONIA  
PLAN COMMISSION MEETING MINUTES**

June 2, 2021

A meeting of the Plan Commission of the Town of Fredonia was held on the June 2, 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, Paul Lundh, Steve Jentges

**Absent:** Steve Paulus

**Secretary:** Bob Eichner, Clerk

**Other:**

**Minutes:** A motion to approve the minutes from the May 5, 2021 plan commission meeting was made by D Winquist; second by P. Lundh; carried.

**Public Comments:** Ms. Chris Luft again raised concerns about the Stageman land division stating the existing parcel is in a prime environmental corridor and new development may adversely affect existing wetlands or the river corridor. She also believes that residential zoning does not belong on this parcel based on the 2035 Land Use Plan. Ms. Luft is also concerned that the Camp Awana Road parcel on the agenda, may not receive the proper rezoning based on the existing conditions there are wetlands on the that aren't appropriate for C-2 zoning. Ms. Pat Bialzik, requested guidance on filing an adjoining landowner petition. Ms. Bialzik is also concerned about drainage issues that may arise from new residential development and wants to be sure that if we approve Stageman's property, that the Town would allow Bialzik's to do the same on there lot across the road.

**Presentation of Preliminary Certified Survey Maps for a Land Division and Zoning change:** Mr. Stageman presented a revised CSM for his property at W3835 County Road H showing all four lots on one CSM. The plan commission still wants to see a document with the remainder of lot that this CSM is based on with soil borings to confirm the legality of the remainder lot and to assign proper zoning to the remainder lot. Mr. Stageman agreed to present the requested document at the July meeting. No further action was taken.

**Approval of a Certified Survey Map by Village of Fredonia:** A motion to recommend approval to the Town Board of the final CSM due to annexation by the Village for the property at N5133 State Road 57, was made by C. Janik; second by B. Koeppen; carried

**Presentation of a conceptual plan for a proposed Land Division and Zone Change:** A final CSM for a land division and zone change (A-1 to A-3 and C-2) of a 20-acre lot at N6326 Camp Awana Road Quam Engineering for Boss Realty and Shotz, LLC, owner. Chairman Leider stated that it would be in the best interests to rezone both lots to C-2. A motion to recommend approval of the CSM, with soil borings located, and zoning change by the Town Board was made by D. Winquist; second by C. Janik; passed

**Request for a Conditional Use Permit:** A request was made by Anthony Modra, for a commercial conditional use, for the purpose of vehicle restoration and sales, on his property at N6286 Cedar Valley Road. This would be a non-agricultural commercial use in agricultural zoning. The Town has issued two similar CUP's and as such, after discussion, the consensus of the commission was to allow Mr. Modra to proceed with his application. No further action was taken.

**Request for a Conditional Use Permit:** Discussion and possible action on a request from Andy Hoepfner, for a commercial conditional use, for the purpose of erecting storage buildings on his property at W3980 County Road H. There is a concern adding buildings on a site already containing buildings may result in excessive water run-off impacting neighboring properties and a watershed already prone to severe flooding. Mr. Hoepfner was advised to do a water runoff study before applying for a CUP. No further action was taken.

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

**Adjourn** Motion to adjourn at 8:28pm by C. Janik; second by D. Winquist: carried

Bob Eichner, Clerk