

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

January 5, 2022

A meeting of the Plan Commission of the Town of Fredonia was held on the January 5, 2022 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: Steve Jentges, Chris Janik, Doug Winquist, Bill Koeppen

Absent: Steve Paulus, Paul Lundh

Secretary: Bob Eichner, Clerk

Other: Fred Ringel, Waubeka Fire Department, Fire Inspector

Approval of Agenda: A motion to approve the Meeting agenda was made by C. Janik; second by B. Koeppen; carried.

Minutes: A motion to approve the minutes from the November 3, 2021 plan commission meeting, was made by D. Winquist; second by C. Janik; carried.

Public Comments: Chris Luft spoke to the Barn-dominium. She expressed concern that the proper process should be followed to approve this type of residence including possible public hearings. She is also concerned that if this type of residence is allowed in Agricultural zoning and animals are housed in the same structure that there may be health code violations. Ms. Luft is also concerned how this type of residence may impact surrounding property values.

Consideration of a proposed pole shed single family residence: Discussion and possible action on a request from Isaac Schrage to construct a new pole shed single family residence, (barn-dominium), forwarded by the Town Board. S. Jentges moved to table this item until more specific plans can be viewed; motion failed to get a second; failed. After a discussion about there being nothing in the Town code addressing this item and no precedence for the Plan Commission or Town Board to approve or deny plans for single family homes of any kind, a motion was made by C. Janik to return this matter back to the Town Board with no recommendation; second by B. Koeppen; carried

Consideration a proposed Land Division and Zoning Change: Discussion and possible action on a proposed Certified Survey Map and zone change (from A-1 to A-2) for the property at W4465 County Highway A, Tax ID 04-032-02-002.00, Donald T Kapp Living Trust & Laura Kapp, owner. A motion to recommend approval of the CSM and zone change was made by D. Winquist; second by C. Janik; carried

Discussion on Waubeka Mill/Button Factory disposition: Inspector Ringel presented the findings of the most recent fire inspection of the Waubeka Mill. It is the opinion of the Fire Department that this structure is a public safety hazard, and a fire or additional structural failure could result a loss for which the Town could be liable. Inspector Ringel was invited to re-present these finding to the Town Board on January 12, 2022. Chairman Leider will arrange for temporary safety measures to be put in place around the Mill. No further action was taken.

Adjourn; Motion to adjourn at 8:40pm by S. Jentges; second by B. Koeppen; carried.

Bob Eichner, Clerk