

**TOWN OF FREDONIA  
PLAN COMMISSION MEETING MINUTES**

May 5, 2021

A meeting of the Plan Commission of the Town of Fredonia was held on the May 5, 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, Steve Paulus

**Absent:**

**Secretary:** Bob Eichner, Clerk

**Other:**

**Minutes:** A motion to approve the minutes from the April 7, 2021 plan commission meeting, showing D. Winquist as absent, was made by C. Janik; 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. 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. A second resident (unknown name), spoke concerning the loss of ag lands around her existing R-2 parcel on CTH I across from the Stageman land, concern about sensitive areas, and locations of driveways for the new parcels on CTH I. 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.

**Presentation of Preliminary Certified Survey Maps for a Land Division and Zoning change:** Clerk Eichner reported that the CSM was presented to the Village of Fredonia Plan Commission on May 3rd. The Village does not have much concern about the division, because the parcel is not in the Village's future sewer service area nor their comprehensive land use plan. The Village Board will consider the CSM at their May 6<sup>th</sup> board meeting. After discussion, a motion to hold consideration of the CSM until the Village board views the CSM was made by S. Jentges; second by D. Winquist; carried.

**Presentation of a conceptual plan for a proposed Land Division:** A conceptual plan for a land division of a 4.6-acre lot on Maple Court currently zoned R-2, was made by Phil Steinke, Steinke Service. A re-division of the lot into 3 smaller R-2 lots is proposed. After discussion, a unanimous consensus was given by the commission to proceed with the division. No further action was taken.

**Presentation of a conceptual plan for a proposed Land Division and Zone Change:** A conceptual plan 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. After discussion regarding existing buildings on the lot that may become non-conforming, the commission gave a majority consensus to proceed, with S. Jentges and S. Paulus saying nay. No further action was taken

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

**Adjourn** Motion to adjourn at 8:10pm by S. Paulus; second by D. Winquist: carried

Bob Eichner, Clerk