

**TOWN OF FREDONIA  
PLAN COMMISSION MEETING MINUTES**

October 6, 2021

A meeting of the Plan Commission of the Town of Fredonia was held on the October 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. Clerk Eichner did confirm that a quorum was present and the Commission could move forward.

**Present:**

**Chair:** Chairman Lance Leider

**Members:** Steve Jentges, Paul Lundh, Chris Janik, Doug Winquist, Steve Paulus

**Absent:** Bill Koeppen

**Secretary:** Bob Eichner, Clerk

**Other:** Supr. John Depies (observer)

**Minutes:** A motion to approve the minutes from the September 1, 2021 plan commission meeting was made by S. Jentges; second by P. Lundh; carried.

**Public Comments:** Ms. Chris Luft stated that a better layout for the Werner CSM might be to have 3 north south lots rather than the 4 proposed.

Presentation of a Preliminary Certified Survey Map and Zone Change: Discussion and possible action on a preliminary CSM 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 # 04-028-01-066.00) by Timothy and Catherine Werner, owner (3<sup>rd</sup> Appearance). Motion to Recommend approval by the Town Board was made by S, Jentges; second by S. Paulus; carried.

**Consideration of establishing a Berm Ordinance:** Several commissioners made comments on the proposed Ordinance, but the consensus was to wait until more of the commissioners made input before proceeding with a final draft. The draft ordinance was again presented to the commission. After discussion of what parameters, the ordinance should have, C. Janik suggested that since we will regulate berms with conditional use permits, the ordinance should state just that and all the parameters will be in the CUP. Clerk Eichner will present a final draft in November.

Presentation of 2021 Town of Fredonia Decennial Redistricting plan.  
Clerk Eichner presented the 2021 Redistricting plan. No action taken.

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

Mr. Sheridan is pursuing a Chapter 30 permit with the DNR to have a 'wet boat house' in the button factory with kayak rentals.

**Adjourn;** Motion to adjourn at 8:07pm by D. Winquist; second by S. Paulus; carried.

Bob Eichner, Clerk