

**TOWN OF FREDONIA  
PLAN COMMISSION MEETING MINUTES**

April 6, 2022

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

**Absent:**

**Secretary:** Tom Mishefske, Clerk

**Other:** Keri Eichner, Deputy Clerk, Supervisor John Depies

**Approval of Agenda:** A motion to approve the Meeting agenda was made by D. Winquist; second by P. Lundh; carried.

**Minutes:** A motion to approve the minutes from the March 2, 2022 plan commission meeting was made by B. Koeppen; second by S. Jentges; carried.

**Public Comments:** Pat Bialzik indicated the Town's Attorney Ed Ritger contacted her attorney regarding the Stageman land division. Pat didn't have a copy of the revised CSM for the proposed division. Chairman Lance Leider offered Pat a copy of the CSM at the meeting. Pat did not want a copy. Chris Luft also questioned the proposed Stageman land division. Chris pointed out that an existing shed was not shown on lot #3. The existence of an accessory building without a primary structure is not allowed under the current zoning code.

**Consideration of a revised Land Division:** Discussion and possible action on a request by Kevin and Donna Stageman for a land division for the property at W3835 County Road H, (Tax ID # 04-034-06-001.00) (2<sup>nd</sup> Appearance). A revised Certified Survey Map (CSM) was presented creating three lots (all lots would be 5 acres or greater, the zoning to remain unchanged). The Commission expressed concerns about the existence and location of the accessory building (shed) on lot #3. The Stageman's will need to provide a revised CSM showing the location of the accessory building on lot #3. It is the intention of the Stageman's to build a new single family home on lot #3. Once built, the existing accessory building would no longer be a zoning issue. A motion was made by C. Janik to send this revised CSM back to the May 4, 2022 Plan Commission Meeting for review of the survey changes and the accessory building on lot #3; seconded by D. Winquist, carried.

**Consideration of Streff Land Division and Zoning Change:** Discussion and possible action on a request by Pat Streff for a land division and zoning change for the property at W6281 Kay K Road, (Tax ID # 04-013-01-000.00), (1<sup>st</sup> Appearance). A motion to hear this matter for the 2<sup>nd</sup> appearance at the May 4<sup>th</sup> Plan Commission Meeting was made by S. Paulus; second by P. Lundh; carried.

**Adjourn;** Motion to adjourn at 8:12 pm by S. Jentges; second by S. Paulus; carried.

Tom Mishefske, Clerk