

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

May 4, 2022

A meeting of the Plan Commission of the Town of Fredonia was held on the May 4, 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, Doug Winquist, Chris Janik

Absent: Paul Lundh, Bill Koeppen

Secretary: Tom Mishefske, Clerk

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

Oath of Office: The oath of office was administered by the Town Clerk Tom Mishefske to Steve Jentges and Chris Janik. Both were reappointed to another term to the Plan Commission by Chairman Lance Leider.

Approval of Agenda: A motion to approve the Meeting agenda was made by D. Winquist; second by S. Paulus; carried 5-0.

Minutes: A motion to approve the minutes from the April 6, 2022 plan commission meeting was made by C. Janik; second by D. Winquist; carried 5-0.

Public Comments: Pat Bialzik talked about the history of the Stageman property and raised concerns about the incomplete CSM that was submitted at the last Plan Commission meeting. Pat also raised concerns about shoreland zoning requirements, DNR approvals, driveway entrances and potential water runoff. (The Stageman's have provided a revised CSM showing the location of the accessory building (shed) on lot #3 prior to today's meeting.) Chris Luft questioned the proposed Stageman land division. Chris pointed out that an existing shed on Lot #3 was not shown on the previous CSM. The existence of an accessory building without a primary structure is not allowed under the current zoning code. Chris also questioned the proposed second driveway access off County Road I. There's a current shared driveway access from County Road A. Chris also questioned if the land division requires Ozaukee County and DNR approval due to the proximity of the river and wetlands on the northeastern portion of the property. Steve Sand has been researching the Stageman property division request and is concerned that it may not be following the Town Zoning Ordinance 18.03. The ordinance requires compliance with flood plain management, DNR regulations, and DOT regulations (driveway entrances). Chairman Leider pointed out the land division is creating three additional lots all greater than 5 acres in size. The zoning of the properties will not change from A-2.

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 (From A-1 to A-2) for the property at W6281 Kay K Road, (Tax ID # 04-013-01-000.00) approximately 180 acres, (2nd Appearance). The land division will create a 5 acre (A-2) property with a single family residence, barn, and mound septic system. The remaining property will continue as farmland (A-1). A motion to approve this matter and refer it to the Town Board to set a public hearing for June 8, 2022 was made by S. Jentges; second by S. Paulus; carried 5-0.

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) (2nd Appearance). The revised Certified Survey Map (CSM) was presented creating three lots (all lots would be 5 acres or greater, the zoning to remain unchanged). Per the request at the 4/6/2022 Plan Commission meeting, The CSM was revised to show the accessory building (shed) on lot #3 and its location from the lot line. Additionally, Mr. Stageman provided confirmation that the

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County will approve the driveway access from County Road I. Kevin Stageman also provided preliminary drawings of the house to be constructed on lot #3 upon approval of the land division. This would address the concern of an accessory building without a primary building. A motion was made by C. Janik to refer this matter to the 5/11/2022 Town Board meeting for approval; seconded by D. Winqvist, carried 5-0.

Adjourn; Motion to adjourn at 7:55 pm by C. Janik; second by S. Jentges; carried.

Tom Mishefske, Clerk