

**VILLAGE OF FREDONIA  
PLAN COMMISSION MEETING MINUTES  
JUNE 5, 2023**

Chairman Gehrke called the Plan Commission meeting to order at 7:03 p.m.

Board members present: Dan Gehrke, Blake Buvid, Don Dohrwardt, Gerry Weiland, and Troy Bretl.

Board members excused: Dan Wellskopf and Jerry Jacque.

Staff/Officials present: Village Administrator Christophe Jenkins and Village Treasurer Melissa Depies.

Others present: Kenneth and Jennifer Jacek.

**Approve minutes**

Motion by Troy Bretl, seconded by Don Dohrwardt, to approve the January 9, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

**Discussion and possible action on the Industrial Park CSM.**

Administrator Jenkins explained that this is the first request to begin splitting the Industrial Park land into individual lots. Jenkins noted that the State restricts how many lots you can split out at one time. This request is to split the property into four separate lots; a future request will be to split lot 2 and lot 4 of this CSM.

Discussion occurred as to who had purchased what parcel and how the sales/development was progressing.

Motion by Don Dohrwardt seconded by Troy Bretl to recommend the Village Board approve the proposed CSM splitting the Industrial Park land into four designated lots and two outlots. Motion carried unanimously.

**Discussion and possible action on CSM 23-1, Three Lot Certified Survey Map to split the existing single lot located at 709 Martin Drive, Fredonia, WI 53021 (Parcel Number 090500122040).**

Administrator Jenkins stated that the property is currently a 3.5 acre parcel. The property owner would like to split this property into three separate lots. The property is currently zoned A-1; therefore this split would also require a zoning change to R-1.

Kenneth Jacek stated that they will be building a single family home on one of the lots and the existing farmhouse will be sold to their son. There is no intention to develop the property any further than that.

Motion by Troy Bretl, seconded by Blake Buvid, to recommend the Village Board approve CSM 23-1, Three Lot Certified Survey Map to Split the Existing Single Lot Located at 709 Martin Drive, Fredonia, WI 53021 (Parcel Number 090500122040). Motion carried unanimously.

**Discussion and possible action to set a Public Hearing for a Zoning Change at property address 709 Martin Drive, Fredonia, WI (Parcel Number 090500122040) from Agricultural to three proposed lots all zoned R-1 Single Family Residential.**

Motion by Don Dohrwardt, seconded by Blake Buvid, to recommend the Village Board schedule a Public Hearing before the Plan Commission on July 10, 2023 at 7:00 PM to approve a zoning change at property address 709 Marin Drive, Fredonia, WI 53021 (Parcel Number 090500122040) from A-1 to three proposed lots all zoned R-1 Single Family Residential. Motion carried unanimously.

**Discussion and possible action to set a Public Hearing for a Zoning Change at property address 705 Fredonia Avenue, Fredonia, WI (Parcel Number 090500617002) from RD-1 to RS-1.**

Administrator Jenkins explained that this property is currently a duplex and the owner would like to remodel it to a single family home.

Motion by Gerry Weiland, seconded by Don Dohrwardt, to recommend the Village Board schedule a Public Hearing before the Plan Commission on July 10, 2023 at 7:00 PM to approve a zoning change at property address 705 Fredonia Avenue, Fredonia, WI 53021 (Parcel Number 090500617002) from RD-1 to RS-1. Motion carried unanimously.

**Items for future consideration**

None.

**Adjournment**

Motion by Don Dohrwardt, seconded by Troy Bretl, to adjourn the meeting at 7:31 p.m. Motion carried.