

**VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
DECEMBER 4, 2023**

Chairman Gehrke called the Plan Commission meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

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

Board members absent: Dan Wellskopf

Staff/Officials present: Village Treasurer Melissa Depies.

Others present: Residents Erin Gehrke, Chris Chojnowski, and Doug Wallner.

Consent Agenda

Motion by Troy Bretl, seconded by Gerry Weiland, to approve the November 6, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

Public Hearing and Possible Recommendations

A public hearing for a zoning change to eight lots in the Village Green Subdivision, Parcel Numbers 09-089-00680.00, 09-089-00670.00, 09-089-00660.00, 09-089-00650.00, 09-089-0000.008, 09-089-00640.00, 09-089-00630.00, and 09-089-00620.00 from RS-1 Single Family Residential to RS-2 Single Family Residential as requested by Hillcrest Fredonia, LLC. was called to order at 7:01 p.m.

Chairman Gehrke stated that these eight lots were originally platted at RS-1; however surrounding properties are zoned RS-2. This re-zoning makes all properties consistent.

With no comments the public hearing was closed at 7:02 p.m.

Motion by Troy Bretl, seconded by Don Dohrwardt, to recommend the Village Board approve the re-zoning of the eight Lots in the Village Green Subdivision, Parcel Numbers 09-089-00680.00, 09-089-00670.00, 09-089-00660.00, 09-089-00650.00, 09-089-0000.008, 09-089-00640.00, 09-089-00630.00, and 09-089-00620.00 from RS-1 Single Family Residential to RS-2 Single Family Residential. Motion carried unanimously.

A public hearing for a zoning change at property address 483 N. Milwaukee Street, Fredonia WI, 53021, Parcel Number 09-026-01015.00, From RS-1 Single Family Residential to RS-2 Single Family Residential as requested by Cameron and Leah Bopp was called to order at 7:03 p.m.

With no comments the public hearing was closed at 7:02 p.m.

Motion by Blake Buvid, seconded by Gerry Weiland, to recommend the Village Board approve the zoning change for the property address 483 N. Milwaukee Street, Fredonia WI, 53021, Parcel Number 09-026-01015.00, From RS-1 Single Family Residential to RS-2 Single Family Residential. Motion carried unanimously.

A public hearing for a zoning change to one lot in the Village Green Subdivision, Parcel Number 09-089-00790.00, From RS-2 Single Family Residential to RC-2 Two Unit Condominium Residential District as requested by Hillcrest Fredonia, LLC was called to order at 7:04 p.m.

Doug Wallner stated that he is against the zoning change for this parcel. He stated that the entire area was originally platted as single-family housing and it should remain that way. He stated that the community needs growth in single family homes not condominiums.

Don Dohrwardt stated that the plan was to have 14 to 18 condominiums in the cul-du-sac; however, it is believed that condominiums adjacent to the baseball field is a better fit than single family homes in that location. The requester believes that they could fill condominiums faster than single family homes. Don Dohrwardt stated that the condominiums would be owner occupied and not rental units; there is a need and desire for condominiums.

Don Dohrwardt stated that there are good points on both sides of the argument that are reasonable and rational.

Doug Wallner stated that the target demographics for these types of condominiums is the older resident who has no children. He questioned if having a ball field in the back yard would be a deterrent to this type of resident.

Dan Gehrke stated that duplex/condominiums are the up-and-coming style of housing. He stated that both younger and older people are looking for this type of housing to reduce/eliminate the maintenance requirement of home ownership.

Gerry Weiland stated that he hears comments all the time about Fredonia not offering condominium options.

Troy Bretl stated that he will be looking for a condominium at some point in the future. He has lived in Fredonia for approximately 26 years and would like to remain in Fredonia. He also noted that he would enjoy being able to watch a ball game from the comforts of his own back yard and would welcome the activity. The Village currently does not have an option for the "baby boomers" to go; they want single level ranch style homes and less maintenance and not having a condominium option is a disservice to the Village.

Dan Gehrke stated that the lots would accommodate approximately 4 single family homes or 8 side by side condominium units. It is not the Village's job to determine who would purchase the condominiums but what is appropriate housing options for the Village.

The public hearing was closed at 7:22 PM.

Motion by Troy Bretl, seconded by Gerry Weiland, to recommend the Village Board

approve a zoning change to one lot in the Village Green Subdivision, Parcel Number 09-089-00790.00, From RS-2 Single Family Residential to RC-2 Two Unit Condominium Residential District. Motion carried unanimously.

Items for future consideration

Dan Gehrke stated that the next meeting of the Planning Commission will be scheduled for January 8, 2024 if needed. At this time a no meeting is required.

Adjournment

Motion by Don Dohrwardt, seconded by Blake Buvid, to adjourn the meeting at 7:23 p.m. Motion carried unanimously.