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AGENDA

FREDONIA PLANNING COMMISSION MEETING

MONDAY, October 2nd, 2023 - 7:00 P.M.

Fredonia Government Center – Village Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

THE FOLLOWING BUSINESS WILL BE BEFORE THE PLANNING COMMISSION FOR INITIATION, DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to Order/ Pledge of Allegiance
2. Consent Agenda:
 - 1.) Motion to Approve Minutes from the September 11th, 2023, Planning Commission Meeting
3. Approval of Site Plan;
 - a) Corsa Technic, LLC, Site Plan at 304 Industrial Drive, Fredonia, WI

Applicant: Corsa Technic, LLC
304 Industrial Drive, Fredonia, WI

Agent: Dick Daehnert, Quasius Construction
4. Items for Future Consideration
5. Adjourn

NOTICE IS HEREBY GIVEN that a majority of the Fredonia Village Board may attend this meeting in order to gather information about a subject over which they have decision-making responsibility.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 262-692-9125.

**VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
SEPTEMBER 11, 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, Blake Buvid, Don Dohrwardt, and Troy Bretl.

Board members excused: Dan Wellskopf and Gerry Weiland.

Staff/Officials present: Village Treasurer Melissa Depies.

Others present: Bob and Barb Blasing.

Consent Agenda

Motion by Troy Bretl, seconded by Jerry Jacque, to approve the July 10, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

Public Hearing for the purpose of hearing public comment on and reaction to a proposed amendment to the Village's zoning code chapter 575-83(B)(1)

Chairman Gehrke read the statement of Public Hearing.

Bob Blasing, 230 Pine Street, questioned if the Village allows variances to the setback requirements for those properties that have smaller yards.

Commissioner Dohrwardt stated that when a variance is requested, the neighbors would be notified and given an opportunity to object or agree with the request.

Hearing no other concerns the Public Hearing was closed at 7:04 p.m.

Discussion and Possible Recommendation to the Village Board on Proposed Amendment to the Village's Zoning Code Chapter 575-83(B)(1)

Chairman Gehrke stated that the Village has received two letters in support of the zoning code change.

The Ordinance clears up the setback requirement for everything including garages, sheds, play structures, etc.

Barb Blasing, 230 Pine Street, stated that ordinances state that sheds need to be 5 feet from the home. She stated that there are homes in her neighborhood that have smaller yards and the shed is closer than 5 feet to the home. Commissioner Dohrwardt stated that those property owners were probably granted a variance.

Motion by Troy Bretl seconded by Don Dohrwardt to approve the proposed amendment to the Village's Zoning Code Chapter 575-83(B)(1). Motion carried unanimously.

Items for future consideration

Chairman Gehrke stated that the Village Board has eliminated the Architectural Control Board and has reassigned those duties to the Plan Commission. The Plan Commission meets the first Monday of each month. It is anticipated that the Plan Commission will meet on a more regular basis due to the added responsibilities.

Adjournment

Motion by Don Dohrwardt, seconded by Blake Buvid, to adjourn the meeting at 7:10 p.m. Motion carried.

From the Desk of:

Christophe E. Jenkins

Zoning Administrator

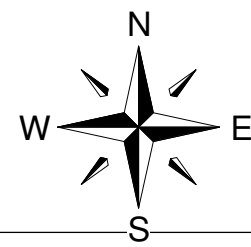
Approval of Site Plan 2023-1

Cora Technic, LLC, through their contractor Quasius Construction, Inc., is requesting the approval of a site plan modifying the elevation and façade of their existing commercial building at 304 Industrial Dr. The property is zoned M-2 General Manufacturing. As such, requirement for height is a maximum of 60 feet – they are requesting 15 ft. Regarding the façade, staff has no concerns with the look, style, or lighting of the improvement.

Staff would recommend approval of the site plan, with no further conditions.

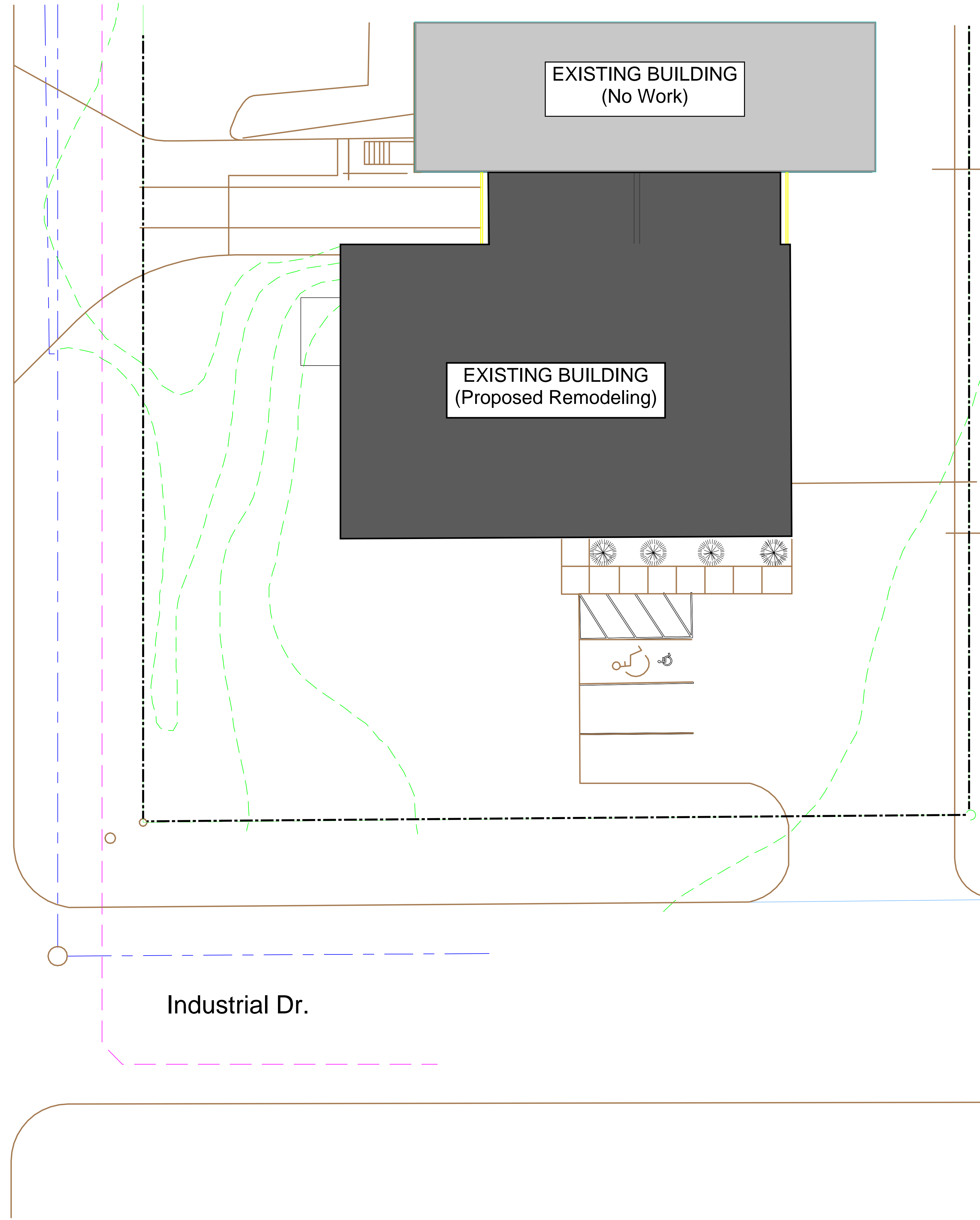
Thank you,

Christophe E. Jenkins



SCHEMATIC SITE PLAN

S. Milwaukee St.



Notes & Revisions

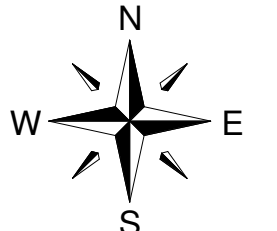
CORSA TECHNIC, LLC
304 INDUSTRIAL DR,
FREDONIA

SCHEMATIC SITE
PLAN

Project number	Checker
Date	Checker
Drawn by	
Checked by	

C-101

Scale As indicated



FLOOR PLAN
SCALE: 1/4" = 1'-0"



Notes & Revisions

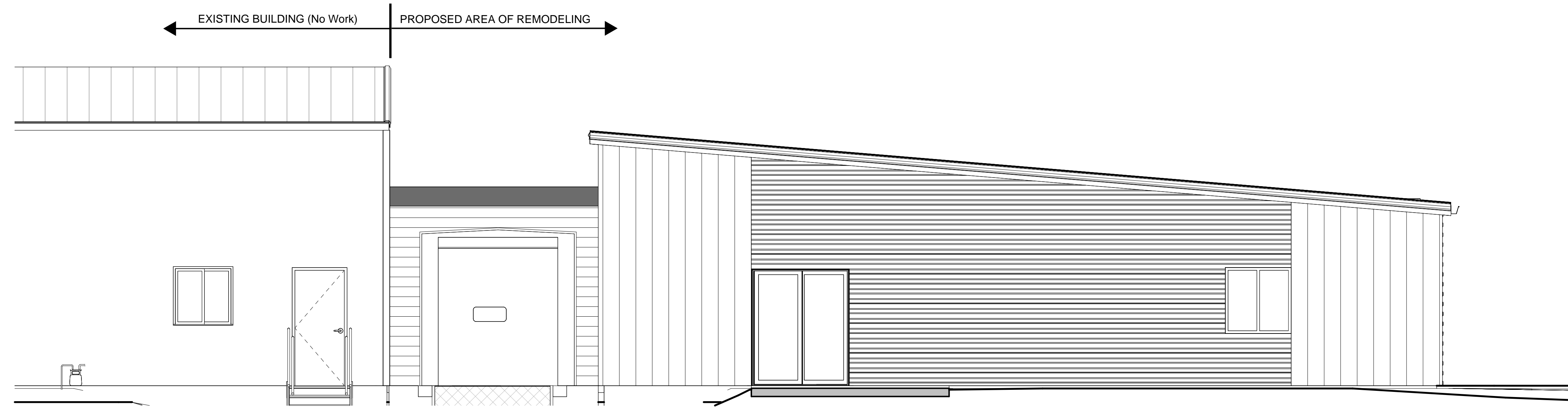
CORSA TECHNIC, LLC
304 INDUSTRIAL DR,
FREDONIA

1st LEVEL FLR PLAN

Project number
Date
Drawn by
Checked by

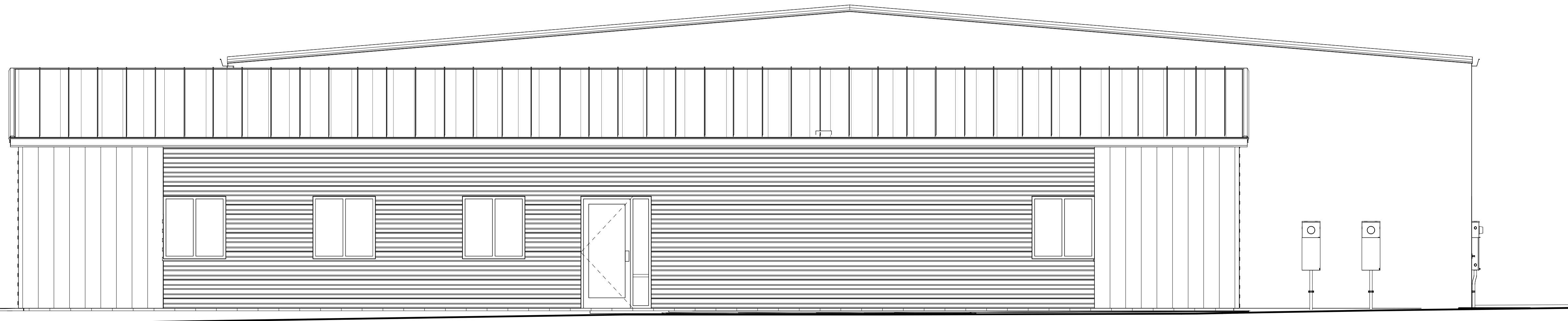
A-101

Scale 1/4" = 1'-0"



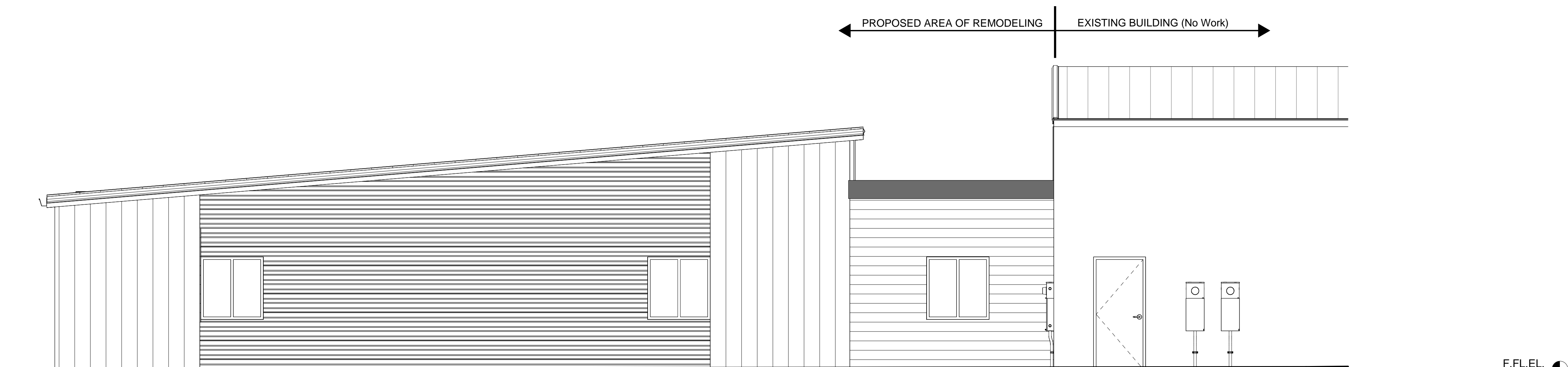
WEST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



Notes & Revisions

CORSA TECHNIC, LLC
304 INDUSTRIAL DR,
FREDONIA

EXTERIOR BUILDING
ELEVATIONS

Project number
Date
Drawn by
Checked by

A-200

Scale 1/4" = 1'-0"



Notes & Revisions

CORSA TECHNIC, LLC
304 INDUSTRIAL DR,
FREDONIA

EXTERIOR BUILDING
ELEVATIONS

Project number
Date
Drawn by
Checked by

A-201

Scale 12" = 1'-0"

9/5/2023 1:36:52 PM

