

**TOWN OF FREDONIA  
PLAN COMMISSION MEETING MINUTES**

January 6, 2020

A meeting of the Plan Commission of the Town of Fredonia was held on the January 6, 2020 in the Town Hall, 242 Fredonia Avenue. Chairman Leider called the meeting to order at 6:02 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:** Chris Janik, Steve Paulus, Steve Jentges, Bill Koeppen

**Absent:** Doug Winquist, Brian Huiras

**Secretary:** Bob Eichner, Clerk

**Minutes:** The Minutes for the December 4, 2019 meeting were reviewed. Motion to approve by C. Janik; second by B. Koeppen; carried

**Public Comments:** Christine Luft requested the legal precedence for limiting comments at public hearings to 5 minutes. Chairman Leider responded that he could not name the specific Statute for limiting time at a public hearing, he did speak to the Wisconsin Towns Association legal staff who confirmed that the Commission or Board Chairman may set a time limit for comments so that everyone is given equal time, no one person dominates the hearing and the hearing does not drag on for a long time.

**Pyramid Network Services Unit Tower:** Rick Hartman from Pyramid Services presented the final draft of the CUP along with necessary documentation requested by the fire department, the Village and the Town. A motion to recommend the CUP for approval by the Town Board was made by C. Janik; second by B. Koeppen; carried.

**Land Division Thomas Zernia & Jonathon Isselman:** Mr. Zernia and Tom Bichler from Quam Engineering presented revised Certified Survey Maps for a land division and zone change for the property at W4446 County Road A. The frontage for Lot 3 on the west CSM now meets the 330 feet minimum frontage requirement. The proposed zoning for the new lots is proposed as; A-3 for lots 1, 2 and 3 of the west CSM, A-3 for lot 1 and C-2 for lot 2 of the east CSM. Lot 3 of the East CSM will remain zoned A-1. A motion to recommend approval of the CSM's by the Town Board was made by Chairman Leider; second by S. Paulus; carried.

**Reuter Land Division and Zone Change:** Tom Didier, agent for Mr. & Mrs. Reuter, presented a proposed land Division and zoning change, for the properties at N5932, N5940, and 5950 Fairway Drive, the new land division would proposed to make at least one separate lot out of the north half of the property at N5932 Fairway Drive, which wraps around the properties at N5940 and N5950 Fairway Dr. The Commission recommended that the Reuter's should first investigate if there is suitable area for a building and Sanitary system on the proposed lot. No further action was taken.

**Variance request:** The commission was asked to consider a request for a variance by Timothy Duenkel for a less than 50-foot rear yard setback for a proposed building to house his recreational vehicle on his property at W4652 Jay Road. Because Mr. Duenkel had other options on his property for the building that did not require a variance, the Commissions felt that the 'hardship' need could not be met and denied the request to send the matter to the Board of Appeals.

**Discussion of Disposition of Waubeka Mill Collapse:** No new information regarding the mill.

**Adjourn** Motion to adjourn at 6:55pm; S. Jentges; second by S. Paulus; carried

Bob Eichner, Clerk