

**TOWN OF FREDONIA  
PLAN COMMISSION MEETING MINUTES**

March 4, 2020

A meeting of the Plan Commission of the Town of Fredonia was held on the March 3, 2020 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:** Doug Winkquist, Chris Janik, Steve Paulus, Steve Jentges, Bill Koeppen

**Absent:** Brian Huiras

**Secretary:** Bob Eichner, Clerk

**Minutes:** The Minutes for the January 6, 2020 meeting were reviewed. Motion to approve by S. Paulus; second by S Jentges; carried

**Public Comments:** Christine Luft requested copies of maps and drawings of Items discussed at the meetings, be available to the general public attending the meeting. Ms. Luft also requested that the Town review the state statutes for CUP requirements to note any significant changes to those statutes that may affect the way that the town processes CUP's.

**Application for a Conditional Use Permit by Robert Wagner:** Mr. Wagner presented a draft CUP for Retail car sales in Agricultural District. After some discussion of the proposed use and facilities, C. Janik stated that since the precedent case on which Mr. Wagner's CUP is based, is not completed, this item should be tabled until the original case is complete. Mr. Wagner agreed to the delay. No further action was taken.

**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.

**Application for a Condition Use Permit at W3110/W3116 Belgium Kohler Road, by Kim Gentz:** Mr. Ryan Mueller, agent and contractor for Mr. Gentz was present to answer questions of the Plan Commission, regard Mr. Gentz's application for a CUP to allow a duplex in commercial zoning. Mr. Mueller stated that, the county has certified that the current septic holding tank and well on site, will adequately serve the bar, and duplex residence on the site. The sharing of the cost of maintaining the holding will be based on metered water usage. Clerk Eichner will prepare a draft CUP, and Mr. Gentz will supply a drawing indicating parking for the duplex to be considered at the next plan commission meeting. No further action was taken.

**Discussion of Disposition of Waubeka Mill Collapse:** Clerk Eichner did note that the mill has been listed for sale and that the collapse portion of the mill has been razed.

**Adjourn** Motion to adjourn at 8:04pm; D. Winkquist; second by S. Paulus; carried

Bob Eichner, Clerk