July 6, 2022

A meeting of the Plan Commission of the Town of Fredonia was held on the July 6, 2022 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:** Steve Jentges, Steve Paulus, Chris Janik, Paul Lundh, Bill Koeppen

**Absent:** Doug Winquist

**Secretary:** Tom Mishefske, Town Clerk  
**Other:** Supervisor John Depies

**Approval of Agenda:** A motion to approve the Meeting agenda with a correction to the zoning description (Non-conforming A-1 to C-2) of the proposed Lot #2 for the property at N6326 Camp Awana Road was made by S. Paulus; second by P. Lundh; carried.

**Minutes:**  A motion to approve the minutes from the June 1, 2022 plan commission meeting with a correction to eliminate the reference word “overlay” used to describe the C-1 zoning for the property at N6326 Camp Awana Road was made by C. Janik; second by B. Koeppen; carried.

**Public Comments**: Chris Luft wanted to remind the Board that if any future solar projects are presented, the Board should review them in accordance with the Zoning Code and Town Ordinances.

Consideration of a revised Land Division and Zoning change: Discussion and possible action on a revised request by Kevin Parish for a land division for the property at N6326 Camp Awana Road, owner, Shotz, LLC, (Tax ID # 04-018-06-002.00, 20.32 acres) (2nd Appearance for revised CSM). The revised CSM divides the property into two parcels, Lot #1-13.1765 acres and Lot #2-6.1402 acres. The larger lot includes a principle building, pole barn and shed. The smaller lot is vacant land. The current zoning of Lot #1 is A-1 (non-conforming) and C-2 with the wetlands and ponds C-1 (as delineated by the Ozaukee County Land Use Map). This revised land division will require a zoning change, Lot #1 would become C-2 with the wetlands and ponds remaining as C-1 as delineated by the Ozaukee County Land Use Map) and Lot #2 would be C-2. A motion was made by S. Jentges to refer this matter to the July 13, 2022 Town Board meeting for consideration and possible approval pending the Public Hearing to be held prior to Town Board meeting; second by S. Paulus, carried.

Consideration of a Land Division and Zoning change: Discussion on a request by Tony Schneider, owner, for a land division and zoning change for the property at N6107 County Road E, (Tax ID # 04-018-15-001.00, 53.97 acres) zoned A-1 and C-1 and an adjacent property (Tax ID # 04-019-01-011.00, 4.83 acres) zoned R-2 Residential. Several land division options were discussed. The Commission provided suggestions and feedback. Mr. Schneider and family will reconsider their proposal and will come back before the board at a future meeting.

**Adjourn;** Motion to adjourn at 7:53 pm by C. Janik; second by P. Lundh; carried.

Tom Mishefske, Clerk