



Town of Fredonia

P.O. Box 12 • Fredonia, Wisconsin 53021 • 262 / 692-9673

The Home of Flag Day

Plan Commission Minutes

Wednesday February 1st, 2023

On Wednesday, February 1st, 2023, at 7:30 p.m., there will be a meeting of the Plan Commission of the Town of Fredonia. The meeting will be held in the Fredonia Government Center, 242 Fredonia Ave (Hwy H), Fredonia, WI. The Plan Commission will meet to discuss and act on the items of business listed below and discuss other issues that may arise.

- 1- **Call to Order; Roll call; Pledge of Allegiance.** -Present: Chairman Leider, Co. Jentges, Co. Janik, Co. Paulus, Co. Winquist. Excused: Co. Koeppen, Co. Lundh
- 2- **Approval of Agenda:** -Motion to Approve by Co. Paulus, 2nd by Co. Winquist. Approved Unanimously.
- 3- **Minutes:** Discussion and possible action to approve minutes of the December 7th, 2022 meeting. -Motion to Approve by Co. Paulus, 2nd by Co. Jentges. Approved Unanimously.
- 4- **1st Appearance of a Consideration** of a Conditional Use Permit (CUP) at W4125 CR A Fredonia WI 53021 for the Purposes of Constructing a 175' Self Support Tower – Michael Dorn from US Cellular presented the proposed consideration. Questions were asked from the Commission regarding zoning, radiation, and driveway access. Consensus from Commission was to move the location of the tower to Southside of existing shed to increase the setback from the residential zoning to the East. Further clarification will be sought from the Town Attorney on State setback laws verse Town ordinances, and will be discussed at the 2nd Appearance before the Town Commission.
- 5- **2nd Appearance of a Consideration** of a Property Division at W4680 River Rd Fredonia WI 53021 - Co. Janik recused himself, and then presented the consideration. Motion to Recommend Approval of the Proposed CSM to the Town Board by Co. Paulus, 2nd by Co. Winquist. Approved Unanimously.
- 6- **Consideration of a Request to Grant a Variance to Place Building within the Setback** at N5759 Willow Valley Rd – Property owner Mark Meyer presented the proposed consideration for a variance of 18 ft in the proposed setback. Motion to Deny by Co. Paulus, 2nd by Jentges. Denied Unanimously. Mr. Meyer requested final consideration in front of the Board of Appeals.
- 7- ***1st Appearance of a Consideration** of a Property Division at N6228 Clearview Dr Fredonia WI 53021 – Jeff Schneiss and Sharon Stemper presented the proposed consideration. Consensus from Commission was in favor of the property division. A new survey and perk test will be required prior to next appearance.
- 8- **Adjourn:** -Motion to Adjourn by Co. Paulus, 2nd by Co. Jentges. Approved Unanimously.

Christophe E. Jenkins, Clerk