



Town of Fredonia

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

The Home of Flag Day

Plan Commission Minutes

Wednesday April 5th, 2023

- 1- **Call to Order; Roll call; Pledge of Allegiance.** – *Called to Order by Chairman Leider at 7:30PM. Present: Chairman Leider, Commissioners Janik, Jentges, Koeppen, Lundh, Paulus, Winquist, Clerk Jenkins, and Atty Ritger.*
- 2- **Approval of Agenda:** - *Motion to Approve by Chairman Leider, 2nd by Co. Janik. Approved Unanimously.*
- 3- **Minutes:** Discussion and possible action to approve minutes of the March 1st, 2023 meeting. – *Motion to Approve by Co. Koeppen, 2nd by Co. Lundh. Approved Unanimously.*
- 4- **Approval of a Conditional Use Permit (CUP) Agreement** at W4125 CR A Fredonia WI 53021 for the Purposes of Constructing a 175' Self Support Tower – *Atty Ritger reported conversations between Michael Doran and US Cellular since our last meeting. More time is needed to finalize the agreement. Atty Ritger recommended to Table. Motion to Table by Co. Paulus, 2nd by Windquist. Approved Unanimously.*
- 5- **1st Appearance of a Consideration** of a Property Division at W4907 Hilltop Rd Fredonia WI 53021 (Parcel Number #04-006-07-007.00, and a Rezoning of 1 Lot Designated A-1 Agricultural to 2 or 3 Lots To-Be Rezoned. – *Chairman Leider introduced that a wedding barn has begun construction without proper permits. Joanne Maas, owner of the property, apologized for not following proper procedures. She has since been in contact with Kunkel and working with the State to go through the Commercial Permitting Process, and has hired an architect and engineering to conform to State codes. Chairman Leider stated a Sanitary Permit from the County is still needed. Co. Janik spoke to the consideration, stating that it would be easier to keep the entire parcel together as A-1, and instead amend the Ordinance and draft a CUP to allow the construction of the commercial wedding barn. Motion to Deny the Consideration, and Direct Staff and Attorney to Amend Ordinance and draft CUP for the aforementioned use by Janik, 2nd by Jentges. Approved Unanimously.*
- 6- **Adjourn:** -*Motion to Adjourn by Paulus, 2nd by Lundh. Approved Unanimously.*

Christophe E. Jenkins, Clerk