



Town of Fredonia

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

The Home of Flag Day

Plan Commission Minutes

Wednesday November 1st, 2023

- 1- **Call to Order; Roll call; Pledge of Allegiance.** – *Called to Order by Chairman Leider at 7:30PM. Present: Chairman Leider, Commissioners Jentges, Janik, Koeppen, Lundh, Paulus, and Winqvist, and Clerk Jenkins. In Audience: Terry Masse of Kirchhyan Auto and Fredlyn Viel.*
- 2- **Approval of Agenda:** *-Motion to Approve by Paulus, 2nd by Winqvist. Approved Unanimously.*
- 3- **Public Comments** (Comments are limited to 3 minutes, and may only be regarding Items on the Agenda): *-None*
- 4- **Minutes:** Discussion and possible action to approve minutes of the October 4th, 2023 meeting. *-Motion to Approve by Winqvist, 2nd by Lundh. Approved Unanimously.*
- 5- **Approval of a Site Plan** for an Auto Salvage Building by Kirchhyan Auto Parts & Recycling – W4726 County Rd A (Parcel #04-030-13-001.00) *-Chairman Leider asked if Kunkel has approved. Clerk Jenkins affirmed that the applicant has received approval from both Kunkel and the State of Wisconsin. Terry Masse explained the use of the new building for disassembling and salvaging hybrid vehicles. Motion to Approve by Paulus, 2nd by Koeppen. Approved Unanimously.*

Applicant: Kirchhyan Auto Parts & Recycling
W4726 County Rd A
Fredonia, WI 53021

Agent: Kent Gates – Cleary Building Corp
190 Paoli St
Verona, WI 53593

- 6- **1st Appearance of a Consideration** of a Property Division at N6165 County Rd I Fredonia WI 53021 (Parcel Number #04-016-14-002.00), and a Rezoning of 1 Lot Designated A-1 Agricultural to Two Lot, A-1 and A-2, respectively. *-Chairman Leider introduced the request. Ms. Viel explained desire to split off residence as a separate parcel to make the lot more sellable. The Commission discussed frontage requirements for the remaining A-1 parcel. Commission asked for Ms. Viel to provide the exact frontage along Fairway Dr and determine if the County would allow an additional driveway for the A-1 parcel on Hwy I.*

Applicant: Fredlyn Viel
N6165 HWY I
Fredonia, WI 53021

Agent: James G. Schneider, P.L.S. - North Shore Engineering, Inc.
11433 N. Port Washington Rd.
Mequon, WI, 53092

- 7- **Adjourn:** *-Motion to Adjourn by Paulus, 2nd by Winqvist. Approved Unanimously.*

Christophe E. Jenkins, Clerk