

VILLAGE OF FREDONIA
ARCHITECTURAL CONTROL BOARD MEETING MINUTES

Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
April 20, 2022

The Architectural Control Board meeting was called to order at 7:00 p.m. by Chair John Long.

Board members present: John Long, Jessica Franck, Tom Miller, Damon Ward, and Bob Lallensack.

Staff/Officials present: Village Clerk Melissa Depies.

Others present: Dale Buser.

Approve Minutes

Chair John Long stated that the home on Wenzel Avenue was approved and the builder has already begun, basement has been dug and is poured. The Village Board approved a gravel driveway until Wenzel Avenue is fully improve. Once Wenzel Avenue is completed the property owner will have one year to pave the driveway.

Village continues to have discussions with Laura Logan regarding additional storage units in the industrial park.

A Public Hearing was held regarding the request for a Sober Living Home. Many good comments and concerns from residents however developer was not prepared and was not able to answer many questions.

Motion by Jessica Franck, seconded by Tom Miller, to approve the March 16, 2022 Architectural Control Board meeting minutes as presented. Motion carried.

Approval of fence request from Dale Buser – Just west of the Fox Glen Subdivision

Dale Buser stated that he owns property in the Village of Fredonia; however the land is zoned Agricultural. He explained that in the past there had been a fence on the property line to designate where the property line was; the fence has deteriorated and needs to be replaced. He would like to install wooden posts and a wire fence just to define the property.

Chair John Long stated that the code requires fences to be a minimum of 2 feet off the property line unless permission is received from all properties abutting the fence line.

Mr. Buser stated that he definitely wants the fence on the property line; therefore he will work on obtaining the necessary permissions.

Chair Long stated that once permissions are received, come back to this committee with a plan showing exactly what will be done for approval.

Approval of fence request from Adrian Blaha – 304 St Rose Avenue

Chair Long stated that this fence request is to fence in a small area of the backyard for a dog to run. The fence is proposed to be 3 feet high and be even with the sides of the house.

Motion by Damon Ward, seconded by Jessica Franck, to approve a fence permit for Adrian Blaha-304 St Rose Avenue. Motion carried.

Approval of small potting shed – Mary Sullivan – 329 Deer Meadow Drive

Chair Long explained that the property owner would like to construct a small potting shed on the back property line. The shed would be approximately 6 feet X 8 feet. Chair long stated that height was not discussed however it cannot be over 15 feet tall.

No plans were provided; Damon Ward recommended approval of the shed contingent on the plans meeting code requirements, being 3 feet off the property line, and Chair Long having final approval after seeing a proposed plan for the shed.

Motion by Tom Miller, seconded by Damon Ward, to approve a small potting shed-329 Deer Meadow Drive contingent on the design plans meeting all code requirements. Motion carried.

Items for Future Consideration by the Village Board

Chair Long stated that at the last Village Board meeting committee appointments were made. He confirmed with citizen members Damon Ward and Tom Miller their willingness to continue to serve on this committee. Their terms currently expire in 2022. They both agreed to another term.

Having set meeting dates and times was also discuss at the Village Board level. The Third Wednesday of each month at 6:00 PM will be the set date and time for Architectural Control Board.

Tom Miller stated that he does not believe storage buildings in the industrial park is the best use of the land. He stated that land in an industrial park is too valuable for storage units. Buildings should be designed to be have multiple uses if needed. This comment spurred discussion on what is the best use of the land in the industrial park, value and tax base, and value of other properties as well.

Jessica Franck reported that the Comprehensive Plan Committee has put out a survey to the residents to see how they rate the Village and what is important to them. A bike/walk path around the industrial park is being considered.

The Village needs to work on ways to attract people to Fredonia and build more residential homes.

Adjourn

Motion by Damon Ward, seconded by Bob Lallensack, to adjourn the meeting at 7:45 p.m. Motion carried.