

**VILLAGE OF FREDONIA**  
**ARCHITECTURAL CONTROL BOARD MEETING MINUTES**

Fredonia Government Center  
242 Fredonia Avenue, Fredonia, WI  
March 16, 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, and Tom Miller.

Board members absent: Bob Lallensack and Damon Ward.

Staff/Official present: Village Clerk Melissa Depies.

Others present: Robert Meier – Steinke Services.

**Approve Minutes**

Motion by Tom Miller, seconded by Jessica Franck, to approve the January 19, 2022 Architectural Control Board meeting minutes as presented. Motion carried.

**Review plans and specifications for a proposed new single family home on the north side of Wenzel Avenue**

Robert Meier of Steinke Services is proposing to build a house on the vacant parcel of land on Wenzel Avenue in the Village of Fredonia. The house will be 1,472 square feet on the first floor and will have an attached garage consisting of 528 square feet. This home is very similar to the home recently built on Manor Drive, the home has 3 bed rooms, 2 bathrooms and an upstairs laundry room. The house will have LP Smart Side/Engineered Wood siding. The windows will be wrapped with aluminum. Soffit, fascia, and gutters will be aluminum.

Mr. Meier stated that a concrete parking pad will be installed near the garage and they are anticipating a gravel driveway for the remainder to Wenzel Avenue which is gravel. Chairman Long indicated that Village Code requires that the driveway be surfaced with bituminous asphalt or concrete within 12 months of occupancy permit or temporary occupancy permit, whichever comes first.

Mr. Meier stated that they anticipate construction to be completed by September 2022.

A list of needed items to obtain a building permit was distributed for review.

Motion by Tom Miller, seconded by Jessica Franck, to approve the plans as submitted by Steinke Services for a new home construction on Wenzel Drive

contingent on receiving a CSM and specification provided by Director of Public Works Strohm be included in building permit application. Motion carried.

**Items for Future Consideration by the Village Board**

Chairman Long reported that the Village is working on a Developers Agreement with Laura Logan for construction of additional storage units on 5 acres of land in the industrial park.

Chairman Long reported that Hillcrest Builders has not provided any CSMs for their development to date.

Jessica Franck stated she did a search and found that there is only 2 lots and 1 home available for sale in the Village. Discussion was held on how to promote the Village and encourage development.

Chairman Long informed the committee that someone is proposing a Sober Living Home for Women in the old daycare building at 111 Fredonia Avenue.

Chairman Long also stated that the Plan Commission was approached by a person who may be interested in the vacant parcel west of 111 Fredonia Avenue to build a Karate Studio.

It was noted that Guy & O'Neil may be doing another addition; however what that additional would include has not been received. There was discussion that the development in the industrial park needed to bring people into Fredonia; not just warehousing.

The lack of movement on the Hillcrest Development was discussed.

**Adjourn**

Motion by Jessica Franck, seconded by Tom Miller, to adjourn the meeting at 7:54 p.m. Motion carried.