

Approved August 10, 2022
PLAN COMMITTEE MEETING
WEDNESDAY, JUNE 8, 2022
5:30 P.M.
FREEDOM TOWN HALL
W2004 COUNTY RD S

1. CALL TO ORDER, ROLL CALL, PLEDGE –
Meeting called to order by Chairman Brandon Conrad at 5:30 p.m.
Commissioners present: Dan Reinke, Darin Tiedt, Ron Mashlan, Chris Evers and Mark Dollevoet.
Commissioner Henry McKenna excused.
Also Present: Jennifer Andersen, Deputy Clerk/Treasurer and Jeff Kussow with Cedar Corporation.
Chairman Brandon Conrad led in the Pledge of Allegiance.

2. VERIFICATION OF POSTING & ADOPT AGENDA –
Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 7th day of June, 2022 at 2:30 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and Shop & Save Mart/Halesi, LLC.
Motion made by Commissioner Reinke with a second by Commissioner Mashlan to approve the agenda.
Vote: 6 Yes 0 No Motion Carried

3. CONSIDERATION OF MINUTES FOR THE MAY 11, 2022 PLAN COMMISSION MEETINGS –
Motion by Commissioner Evers with a second by Commissioner Tiedt to approve the minutes from May 11, 2022 Meeting.
Vote: 6 Yes 0 No Motion Carried

4. CORRESPONDENCE:
None

5. CONSIDERATION OF SITE PLAN APPLICATION FOR AN OUTDOOR STAGE SERVING BUZZ'S PUB & GRILL; JEFF BAKER & STEVE VAN FOSSEN; W2116 COUNTY ROAD S; PIN 090-0258-01 –
Jeff Kussow, Cedar Corporation, presented the Site Plan Application to construct an irregularly-shaped permanent outdoor stage serving the Buzz's Pub & Grill business. Plan Commission discussed the project and possible conditions of approval.

Motion made by Commissioner Evers with a second by Commissioner Tiedt to recommend approval of the Site Plan Application to construct an irregularly-shaped outdoor stage, subject to the following three (3) conditions of approval:
 1. **The project shall comply with all applicable local, state, and federal codes/ordinance.**
 2. **Outdoor amplified music shall cease at 11:00 p.m. and shall only be permitted on Fridays, Saturdays, and Sundays.**
 3. **Any substantial changes or additions to the site plan and/or building plans must be reviewed and approved by the Plan Commission and Town Board in accordance with the requirements of the Town of Freedom Site Plan Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Engineer and/or Town Planner.****Vote: 6 Yes 0 No Motion Carried**

6. CONSIDERATION OF COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT APPLICATION, AMENDING FUTURE LAND USE CATEGORY OF PIN 090-0381-00 (N3732 UNI DR) FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL; AND RESOLUTION NO. 2022-05, A RESOLUTION RECOMMENDING AMENDMENT OF

THE TOWN OF FREEDOM COMPREHENSIVE PLAN 2020-2040; TJS PROPERTIES LLC; N3732 UNI DRIVE; PIN 090-0381-00 –

Jeff Kussow, Cedar Corporation, presented the Comprehensive Plan Future Plan Use Map Amendment Application and Resolution No. 2022-05. Jeff Kussow explained that the application is to amend the Future Land Use Map by changing the land use category of the property addressed N3732 Uni Drive (PIN 090-0381-00) from “Commercial” to “Commercial/Industrial”. Jeff Kussow explained that the applicants are proposing to rezone the property from Local Commercial (CL) to Industrial (IND) for a building/trades contractor shop condominium development, and the proposed Comprehensive Plan Future Land Use Map amendment is needed for the rezoning to be consistent with the Town’s Comprehensive Plan. Plan Commission discussed the application and resolution.

Motion made by Commissioner Evers with a second by Commissioner Dollevoet to recommend approval of the Comprehensive Plan Future Land Use Map Amendment Application to change the land use category of the subject property from “Commercial” to “Commercial/Industrial” and to adopt Resolution No. 2022-05, A Resolution Recommending Amendment of the Town of Freedom Comprehensive Plan 2020-2040.

Vote: 6 Yes 0 No Motion Carried

7. CONSIDERATION OF REZONING APPLICATION, REZONING PIN 090-0381-00 (N3732 UNI DR) FROM LOCAL COMMERCIAL (CL) TO INDUSTRIAL (IND); TJS PROPERTIES LLC; N3732 UNI DRIVE; PIN 090-0381-00 –
Jeff Kussow, Cedar Corporation, presented the Rezoning Application to rezone the property addressed N3732 Uni Drive (PIN 090-0381-00) from Local Commercial (CL) to Industrial (IND) for a building/trades contractor shop condominium development. Plan Commission discussed the application.

Motion by Commissioner Evers with a second by Commissioner Dollevoet to recommend approval of the Rezoning Application to rezone the property addressed N3732 Uni Drive (PIN 090-0381-00) from Local Commercial (CL) to Industrial (IND).

Vote: 6 Yes 0 No Motion Carried

8. CONSIDERATION OF SITE PLAN APPLICATION FOR A NEW COMMERCIAL STORAGE/MINI-STORAGE ESTABLISHMENT; JERRY VAN LANEN; PIN 090-0620-03 (SOUTHEAST CORNER OF SCHMIDT RD/COUNTY RD E INTERSECTION); SCHMIDT RD –
*Jeff Kussow, Cedar Corporation, presented the Site Plan Application for multi-use commercial development of tax parcel number 090- 0620-03 (Schmidt Rd./CTH E). Jeff Kussow explained that the proposed development consists of eight (8) total buildings for commercial self-storage, retail, office, and service establishments. The 8 total buildings consist of one (1) 40’ x 300’ building, five (5) 48’ x 250’ buildings, one (1) 60’ x 296.5’ building, and one (1) irregularly-shaped 15,120 sq. ft. building. The proposed development also contains on-site parking and a stormwater pond. Jeff Kussow provided a summary of the application, the proposed development, and the staff report provided to Commission members in their meeting packets.
Jeff Kussow read written/email correspondence from residents (one in support and one in opposition of the development). The Board was also presented a copy of an on-going petition in opposition of the development. Chairman Conrad allowed Town Residents in attendance to address the commission regarding the proposed development. The Plan Commission reviewed the application and discussed the proposed development at length.*

Motion made by Commissioner Evers with a second by Commissioner Dollevoet to deny the Consideration of Site Plan Application.

The Plan Commission was again opposed to the proposed project due to the following reasons:

1. *Too much conflict with surrounding uses.*

2. **Opposition by neighbors.**
3. **There are other opportunities for this type of development within the Town.**
4. **The development does not fit the “Low Intensity” commercial corridor designation/description of the Town Site Plan Ordinance and Comprehensive Plan.**
5. **Safety concerns regarding traffic.**

Vote: 4 Yes 2 No Motion Carried

9. DISCUSSION AND RECOMMENDATION ON RESOLUTION NO. 2022-04, A RESOLUTION ADOPTING THE TOWN OF FREEDOM OPEN SPACE AND RECREATION PLAN 2022-2026 –
Jeff Kussow, Cedar Corporation, explained that the final draft Town of Freedom Open Space and Recreation Plan 2022-2026 was introduced to the Plan Commission at the May meeting, but no decision/recommendation was made by the Plan Commission. Jeff Kussow explained that the Park Committee recommended approval of the final draft Plan at their May 2, 2022 meeting. Jeff Kussow also explained that adoption of the Plan is needed for the Town to apply for and receive DNR and federal grant funds, such as DNR grant funds for the potential VFW Park expansion. Jeff Kussow explained that the DNR grant application for the VFW Park expansion has already been submitted.

Motion made by Commissioner Tiedt with a second by Commissioner Reinke to recommend approval of Resolution No. 2022-04, A Resolution Adopting the Town of Freedom Open Space and Recreation Plan 2022-2026.

Vote: 6 Yes 0 No Motion Carried

10. DISCUSSION ON INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITY OF APPLETON AND TOWN OF FREEDOM DATED DECEMBER 31, 2003 –
Jeff Kussow, Cedar Corporation, presented the intergovernmental agreement to the Commission. Jeff Kussow explained that the agreement expires January 1, 2054.

11. OTHER PROJECT UPDATES/TIMELINES
- A. COUNTRY FIELDS SUBDIVISION –
Jeff Kussow, Cedar Corporation, explained that Cedar Corporation is reviewing the draft Developers Agreement and will be providing review comments to the Town Attorney. Jason Vandenberg, Country Fields Subdivision developer, discussed the potential for the subdivision to have concrete roads in lieu of asphalt roads. Jason Vandenberg and the Commission discussed the lack of standards and guidance in the Town’s municipal code for concrete roads. Brandon Conrad directed Jeff Kussow to draft code amendments for concrete roads to be considered at the June Town Board meeting.
 - B. COMPREHENSIVE PLAN AMENDMENTS –
None
 - C. INDUSTRIAL PARK EXPANSION –
None
 - D. OTHERS –
None

12. BUILDING PERMITS –
Provided in Agenda Packets.

13. SANITARY DISTRICT REPORT –
Commissioner Evers reported that Bell Court and Elk Lane will be completed in August.

14. FUTURE MEETING SCHEDULE –
Chairperson Conrad stated the next tentative meeting will be July 13, 2022 at 5:30 p.m. depending on planning needs for the Town.

15. ADJOURN –

*Motion made by Commissioner Dollevoet with a second by Commissioner Reinke to adjourn at 7:43 p.m.
Vote: 6 Yes 0 No Motion Carried*

Respectfully Submitted,

Jennifer Andersen, Deputy Clerk/Treasurer