

**TOWN OF FREEDOM**  
**PLANNING COMMISSION MINUTES**  
**June 13, 2023**  
**Meeting Minutes**

1. Call to order, roll call, pledge.
  - a. Meeting called to order by Commissioner McKenna at 5:30 pm
  - b. Roll call: McKenna, Dollevoet, Reinke present. Borneman and Tiedt absent.
2. Verification of posting and adopt agenda: Motion/Second by Reinke/Dollevoet to adopt the agenda. Motion carried unanimously.
3. Correspondence: None
4. Placement of items on agenda – tabled from May meeting  
Jeff Sanders stated that he was with the understanding that Attorney Frassetto was going to research. The question was if commissioners could place items on the agenda.
5. Other project updates/timelines
  - a. TID #3 Timeline information handout: Key dates to keep in mind – September 30: base value would begin January 1, 2023 the TID would need to be approved by the Town by September 30. This would enable the town to collect increment created during 2023. The timetable presented is revised to push the first notice of public hearing to July 26, 2<sup>nd</sup> August 2, and the Joint Review Board (JRB) meeting August 9 w/public hearing at planning commission. Resolution to be forwarded to Town Board and TB acts on the TID on August 23. Next JRB would meet again in September. JRB and Town Board approval of TID required. DOR would be notified and the base packet would be submitted before October 31.
  - b. David Rasmussen from MSA joining remotely discussing TID #3: Any expenditures by the Town can be TID eligible if the expenditures are made after the Town Board approves (August 23). Mixed use, 20-year TIF, limited to 35% newly platted residential. Need concept boundaries close to final to put together the project plan. Boundaries can change up to the time when the town board approves the district. Discussion regarding the size of the TID. Projects can be phased and can be implemented up to 5 years before the TID closure. The Town has 15 years to complete projects as development occurs. Territory can be added through amendment – up to 4 amendments allowed. Dave Rasmussen left the meeting at 6:17
6. Planning Report
  - a. Tidy View Dairy: site plan for manure digester.
  - b. MCC/Black Creek Limestone Company for special exception permit for nonmetallic mining operations on 11 parcels in the southwest of the intersection of CTH C and CTH S
  - c. Special exception for new cell tower at W3503 Krueger Road. Tower will be 195’ tall. Cell towers are protected under state law, Town does not have the ability to deny.
  - d. Country Fields: Site plans approved for 7 single-family dwellings. Lots are selling and being developed quickly. Additional applications forthcoming
  - e. Parks and outdoor recreation update:
    - i. CTH E trail survey went out, 381 responses from the school district. Community focus survey received 272 responses. Community meeting scheduled for June 21.

- ii. Concept plan for Lions Park. Lions Club would like to see a pavilion type of structure in the southwest portion of Lion's Park, reorienting the trail, and potential parking to the east.
  - iii. Supreme Court decision regarding wetlands: Sackett v. EPA decision resulted in a change in wetland regulations, specifically wetlands that are not connected to a creek, river, stream, or other water of the United States are no longer protected under the Clean Water Act.
7. Building Permits  
Discussion regarding governance of building permits under the uniform dwelling code (UDC) for residential structures and commercial international code for commercial, industrial, and other buildings. Local government has very little authority over building requirements. Conditions placed on construction is tied to zoning, not building permits.
8. Sanitary District Report  
Discussion regarding the past practice of a representative of the sanitary district being appointed as a town planning commissioner. Doing so may be advisory but is not a requirement. It is not included in Chapter 8 of the Town of Freedom code of ordinances which establishes the Planning Commission. The Town of Freedom and the Freedom Sanitary District are separate taxing and governing bodies and do not have authority or control over the other.
9. Outagamie County Zoning Ordinance update  
The County is not considering a comprehensive revision, they intend to update over time. Sanders identified 2 courses of action the Town of Freedom could take:
- i. Oppose any zoning ordinance changes.
  - ii. Request a copy of the zoning code audit.
10. Future meeting schedule: Next meeting June 26 at 6 pm
11. Adjourn: Motion/Second by McKenna/Mashlan to adjourn. Motion carried.

Diane Wessel, Interim Administrator