

Approved 3/21/18
PLAN COMMISSION MEETING
WEDNESDAY, FEBRUARY 21, 2018
5:30 p.m.
TOWN HALL
W2004 COUNTY RD S

AGENDA

1. CALL TO ORDER, ROLL CALL, PLEDGE

Meeting called to order at 5:30 p.m. Members present: Chairman Tim Maass, Commissioners Mark Dollevoet, Henry McKenna, Chris Evers, Dan Reinke, Ron Mashlan and PamLaPlant.

2. VERIFICATION OF POSTING & ADOPT AGENDA

Meeting posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 20th day of February, 2018 at 2:00 p.m. by the Clerk's Office.

Motion by Comm. Reinke with second by Comm. Mashlan to approve agenda as posted.

7 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR JANUARY, 2018

Motion by Comm. Evers with second by Comm. McKenna to approve the minutes of January 2018 meeting. 7 Yes 0 No MC

4. CONSIDERATION OF VANDEHEY CSM #01-02-18-11

Motion by Comm. Dollevoet with second by Comm. Mashlan to recommend approval of the VandeHey CSM #01-02-18-11 with the following condition:

1. Provide agricultural use advisory statement on CSM.

7 Yes 0 No MC (see attached)

5. SANITARY DISTRICT REPORT

Comm. Evers reported on TID #1, TID #2 and inspection of tower.

6. ADJOURN

Motion by Comm. Dollevoet with second by Comm. Mashlan to adjourn at 5:36 p.m.

7 Yes 0 No MC

Michelle Evers, Administrative Assistant

There may be a quorum of Town Board members present at this meeting. No Town Board business will be transacted during this meeting

TO: Town of Freedom Planning Commission
FROM: Steve Brueggeman, PE
SUBJECT: Town of Freedom Staff Planning Report – CSM Review (Mike Vandehey)
DATE: February 19, 2018

Application: Certified Survey Map – Application No. 01-02-18-11

Applicant: Carow Land Surveying for Mike Vandehey

Background Information: The applicant is proposing to create a two lot CSM from one existing lot located in part of the Southeast ¼ of the Northeast ¼ of Section 11, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin. The purpose of the CSM is to split the existing lot to create an additional buildable lot.

Applicable Ordinances: The division of land in the Town of Freedom is governed by the Town's Comprehensive Plan and Subdivision Ordinance, the Outagamie County Zoning and Subdivision Ordinances, and Chapter 236 of the Wisconsin Statutes.

Staff Findings:

1. The existing zoning Single Family Residential. Future Land Use as indicated on the Town's Future Land Use Map is Single and Two Family Residential.
2. The primary land use to the west, north, and south of the property is residential while to the east is agricultural.
3. The uses are consistent with the Future Land Use Plan in the Comprehensive Plan and with the existing General Agricultural zoning district.
4. Lot 1 contains an existing house and with a shed while Lot 2 is vacant.
5. Lots 1 and 2 meet the requirements of the Outagamie County Zoning Ordinance.
6. Lot 1 has an existing driveway along Bell Court while Lot 2 does not have any existing driveways. Any future driveway accesses along Bell Court must be approved by the Town of Freedom.
7. Lots 1 and 2 contain WDNR delineated wetlands and hydric soils. Future development of Lot 2 may require an additional wetland delineation due to the presence of the existing wetland and hydric soils. The existing and future delineated wetlands will limit the building area due to the required 10', 50', or 75' setback. This note is shown on the CSM
8. The Agricultural Use Advisory Statement is not shown on the CSM.

Plan Commission Direction:

The Plan Commission has the ability to approve, table, or deny the CSM. It also has the ability to attach conditions to the approval of a CSM.

Staff Conditions:

1. Provide agricultural use advisory statement on CSM.

Staff Recommendation:

Based on the findings presented, staff recommends approval of the CSM with the condition as stated above.