

Approved 4/25/19
PLAN COMMISSION MEETING
WEDNESDAY, MARCH 20, 2019
5:15 p.m.
TOWN HALL
W2004 COUNTY RD S

AGENDA

1. CALL TO ORDER, ROLL CALL, PLEDGE

Meeting called to order by Chairman Tim Maass. Commissioners present: Dan Reinke, Mark Dollovoet, Chris Evers, Pam LaPlant and Henry McKenna. Ron Mashlan was excused. Also present: Eng. Planner and Public Works Director Steve Brueggeman and Administrative Assistant Michelle Evers. Pledge recited.

2. VERIFICATION OF POSTING & ADOPT AGENDA

Posted on the 2 Boards at the Freedom Town Hall, Dairyland Depot, Freedom Mini Mart, YETI, LLC and on the Town website on the 19th day of March, 2019 at 4:30 p.m. by the Clerk's Office.

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

6 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR FEBRUARY MEETING

Motion by Comm. Reinke with second by Comm. McKenna to approve the minutes of the February meeting. 6 Yes 0 No MC

Follow-up: Reader Plumbing

4. CONSIDERATION OF CSM APP # 05-03-19-11 – MIKE VANDENBERG

Motion by Comm. Dollovoet with second by Comm. LaPlant to recommend approval of the Mike Vandenberg CSM with the following conditions:

1) Any future land conditions shall be completed with a plat

6 Yes 0 No MC

5. CONSIDERATION OF SITE PLAN – BEL GIOIOSO PRIVATE WASTEWATER TREATMENT PLAN

Motion by Comm. Reinke with second by Comm. McKenna to recommend approval of the Bel Gioso Private Wastewater Treatment Site Plan with the following conditions:

1) The site plan shows a proposed influent (from the cheese factory) force main and effluent (from the WWTP) force main crossing of CTH S. No other details of the exact location and type of the pipe from the existing cheese factory or to Duck Creek has been shown or included with the site plan documents for review. An easement and construction permit from the Outagamie County Highway Department will be required for the force main crossing of CTH S. Final design, details, and location of the proposed influent and effluent force main must be submitted to the town for review and approval prior to the start of construction on the force mains.

2) The applicant must provide all final WDNR and Outagamie County Permits prior to the start of the influent and effluent force main construction.

3) The Freedom Sanitary District will be reviewing the utility portion of the plans and will be providing any forthcoming comments by separate correspondence.

4) The following items need to be addressed on the site plan sheets:

Sheet C1.1 – Proposed Site Plan

- 1) Show a 20' wide storm sewer easement centered along the existing 36-inch storm sewer pipe.
- 2) Existing 8-inch sanitary sewer from manhole in Meadow Hill Drive will be stubbed at west R/W line. Need to show proposed 6-inch sanitary lateral connecting to this stub and not manhole.
- 3) Need to indicate diameter of proposed water lateral (1-1/2").
- 4) Add note to plans to indicate the sewer/water contractor needs to coordinate with the Freedom Sanitary District a minimum of 48 hours prior to making connections to sanitary and water lines.

Sheet C1.2 – Proposed Lighting Plan

- 1) No comments

Sheet C1.3 – Proposed Landscaping Plan

- 1) No comments

Sheet C1.4 – Building Elevations

- 1) No comments

Sheet C1.5 – Main Floor Plan

- 1) No comments

Sheet C1.6 – Grading & Erosion Control Plan

- 1) Show existing 36-inch storm sewer and 20' wide storm sewer easement.
- 2) There is a small area of existing ground at elevation 754 located between the cul-de-sac and sludge silos. This high spot may create drainage issues relative to the proposed building (elevation 753.60) if not graded down. This area is not currently shown within the proposed grading limits and needs to be addressed on plans.

6 Yes 0 No MC

6. CONSIDERATION OF SITE PLAN – NEW TOWN COMPLEX

Motion by Comm. LaPlant with second by Comm. McKenna to recommend approval of the New Town Complex Site Plan with the following conditions:

- 1) An NOI Storm Water Discharge Permit is required by the WDNR if disturbing one acre or more. The disturbed area will be greater than one acre. Therefore, a NOI Storm Water Discharge Permit is required by the WDNR.
- 2) Per the project specifications and available allowance, the Town Board will be working with architect in providing input on marquee site sign design details.

5 Yes 1 No (Evers) MC

7. SANITARY DISTRICT REPORT

Commission Evers gave update on Sanitary District and they had an issue with deliver of pump.

8. ADJOURN

Motion by Comm. Dollovoet with second by Comm. Reinke to adjourn at 6:20p.m.

6 Yes 0 No MC

Michelle Evers, Administrative Assistant