

**Approved 6/19/19**  
**PLAN COMMISSION MEETING**  
**WEDNESDAY, MAY 15, 2019**  
**5:30 p.m.**  
**TOWN HALL**  
**W2004 COUNTY RD S**

**1. CALL TO ORDER, ROLL CALL, PLEDGE**

Meeting called to order by Chairman Brandon Conrad at 5:30p.m. Commissioners present: Dan Reinke, Mark Dollevoet, Pam LaPlant, Ron Mashlan, Chris Evers and Henry McKenna. 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 and on the Town website on the 13<sup>th</sup> day of May, 2019 at 5p.m. by the Clerk's Office.

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

***7 Yes 0 No MC***

**3. CONSIDERATION OF MINUTES FOR APRIL MEETING**

***Motion by Comm. LaPlant with second by Comm. McKenna to approve the minutes of the March meeting.***

***6 Yes 0 No MC 1 Abstain (Chris Evers)***

**4. OLD BUSINESS**

**-STATUS OF DEED RESTRICTIONS FOR READER PLUMBING PROPERTY**

There is no changes/updates. Attorney Steve Frassetto is working on this.

**-STATUS OF REMAINING CONDITIONS FOR BELGIOIOSO WWTP SITE PLAN**

There is no changes/updates. Attorney Steve Frassetto is working on this.

**-SPRING VIEW COURT STREET VACATION**

Belgioioso and Freedom Sanitary District are having discussions. District may need to do an easement.

**5. CONSIDERATION OF CONDITIONAL USE PERMIT – SWINKLES**

***Motion by Comm. McKenna with second by Comm. Mashlan to recommend approval of Conditional Use Permit for Swinkles with the following condition:***

- 1) The proposed driveway and culverts construction must adhere to Town's Erosion Control and Storm Water Management Ordinances (Chapters 24 & 25). The applicant has corresponded with the Town regarding the requirements of the Erosion Control and Storm Water Management Ordinances and will complete the project under the following conditions:

- a) The Owner can proceed with the project with a phased approach for necessary storm water improvements required under the Town's Storm Water Management Ordinance. No post-construction standards will be required as part of the driveway and culvert construction (phase I) until such time that the vacant land will be divided or developed (phase II).

- b) The post-construction standards for the driveway construction are to be incorporated under any new land division or development work considered as Phase II work.

- 2) The proposed project will disturb in excess of one acre. Therefore, an NOI Permit is required from the WDNR.

- 3) The proposed driveway must be designed to the Town's Street Specifications for a rural local road to accommodate any future platting and development. Construction of the driveway must include asphalt pavement from Vine Road to the navigable waterway crossing and all work must be completed by the end of 2019.

4) A Development Agreement for the proposed driveway or dedicated roadway must be completed prior to the start of construction to ensure the proper construction of the private drive or dedicated roadway to Town standards. A draft of this agreement will be provided to the Town Board for review.

5) The proposed access drive and easement must be converted to a dedicated roadway if the land is ever divided.

6) The existing access easement through the Lamer's property must be removed upon completion of the proposed access drive.

7) The existing area and future development area being service by the proposed driveway is considered industrial. Therefore, the proposed pavement thickness should be revised from 3-1/2 inches to 4-1/2 inches to match the Town's standard for a Rural Industrial Road section.

8) The proposed hot asphalt mix should also be revised to the following: Pavement type shall be HT 58-28 S for lower layer (19.0 mm) and HT 58-28 H for the upper layer (12.5 mm).

9) No trucks may use Murphy Road for access to the existing Swinkles Trucking and Excavating business or any future business located on Parent Parcel #090-0215-00.

**7 Yes 0 No MC**

**6. CONSIDERATION OF SITE PLAN – BELGIOIOSO CHEESE INC.**

*Motion by Comm. Evers with second by Comm. Dollevoet to approve site plan for Belgioioso Cheese Inc.*

**7 Yes 0 No MC**

**7. STATUS OF COMPREHENSIVE PLAN UPDATE**

Engineer Steve Brueggeman gave an update on Martenson & Eisele. Our former planner (Ken) had left Martenson & Eisele and was now at Cedar Corp. Steve will contact Martenson & Eisele and Cedar Corp.

The Plan Commission members will meet on Tuesday, May 28<sup>th</sup> at 5:30p.m. to listen to Martenson & Eisele proposal and decide who they will go with for the Comprehensive Plan Update.

**8. SANITARY DISTRICT REPORT**

Commissioner Chris Evers gave an update on the project moving forward, generator is in place working and Highway 55 is going to be repaved in 2023.

**9. ADJOURN**

*Motion by Comm. LaPlant with second by Comm. Dollevoet to adjourn at 6:53p.m. 7 Yes 0 No MC*

Michelle Evers, Deputy Clerk