

**Approved 8/21/19**  
**PLAN COMMISSION MEETING**  
**WEDNESDAY, JUNE 19, 2019**  
**5:30 p.m.**  
**TOWN HALL**  
**W2004 COUNTY RD S**

**AGENDA**

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

Meeting called to order by Chairman Brandon Conrad at 5:30p.m. Commissioners present: Dan Reinke, Ron Mashlan, Pam LaPlant, Henry McKenna and Mark Dollevoet (late). Chris Evers absent. 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 17<sup>th</sup> day of June, 2019 at 5p.m. by the Clerk's Office.

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

***5 Yes 0 No MC***

**3. CONSIDERATION OF MINUTES FOR 5/15 AND 5/28 MEETINGS**

***Motion by Comm. McKenna with second by Comm. LaPlant to approve the minutes of the May 15, 2019 meeting. 5 Yes 0 No MC***

***Motion by Comm. McKenna with second by Comm. Reinke to approve the minutes of the May 28, 2019 meeting. 4 Yes 0 No MC 1 Abstain (Pam La Plant)***

**4. OLD BUSINESS**

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

Engineer Steve Brueggeman presented the committee with the Declaration of Conditions on the Covenants and Restrictions for Reader Plumbing Property. It was reviewed.

***Motion by Comm. Reinke with second by Comm. Mashlan to approve the Declaration of Conditions Covenants and Restrictions for Reader Plumbing Property. 5 Yes 0 No MC***

**5. CONSIDERATION OF CSM REVIEW – SWINKLES PROPERTIES**

***Motion by Comm. LaPlant with second by Comm. McKenna to recommend approval of CSM Review of Swinkles Properties with the following conditions:***

1. The Agricultural Use Advisory Statement needs to be shown on the CSM.
2. The Arsenic Well Advisory Statement needs to be shown on the CSM.

***5 Yes 0 No MC***

**6. CONSIDERATION OF SPECIAL EXCEPTION PERMIT REVIEW – A TO B PROPERTIES LLC**

Mark arrived at 5:45p.m.

Public Hearing

-Kristy Wendt – Feels this business should be in the industrial park and explained problems with ditch line  
-Bob Schuh – Explained regarding problems with ditch line and how all farm fields are very wet this year; moved driveway with DOT; explained how many businesses/farms there are in the area of this proposed business: Freedom Overhead Doors, Freedom All Season, Dean Daul Painting, Charlie Peterson Excavating

***Motion by Comm. McKenna with second by Comm. Mashlan to recommend approval of the Special Exception Permit Review – A to B Properties with the following conditions:***

1. The applicant must provide the typical working hours of the operation including days of week.
2. The site plan, erosion control, and storm water management report and building permit must be satisfactorily approved prior to the start of any construction.
3. No material processing allowed on the property.
4. Maximum height of any material being stored on the site to be 15 feet.
5. Construct and landscape all proposed Phase I berms by December 31, 2019.

**6 Yes 0 No MC**

**7. CONSIDERATION OF SITE PLAN REVIEW – A TO B PROPERTIES**

***Motion by Comm. Dollovoet with second by Comm. LaPlant to recommend approval of the Site Plan Review – A to B Properties with the following conditions:***

1. All the sheets have the label “Not for Construction”. Please provide final set of plans that are ready for construction and remove the “Not for Construction” labels.
2. Architectural plans were not submitted for review. The plans must show or indicate exterior material type and color as in accordance to the requirements of Chapter 26 of the Town’s Site Plan Ordinance.
3. Applicant shall coordinate location of Knox Box with Town of Freedom Fire Department.
4. A draft Storm Water Maintenance Agreement has been provided. Upon approval of the site plan review by the Town Board, the agreement must be executed by the applicant (owner) and the Town of Freedom.
5. The construction of the berm and detention pond discharge pipe along STH “55” will involve work on the STH “55” R/W. The applicant needs to contact WisDOT to determine if any permits are required for work on WisDOT R/W.
6. Improved swale by deepening flowline grade between north berm and north lot line.
7. Construct and landscape all proposed Phase I berms by December 31, 2019.
8. All owner to place a dustless aggregate material in lieu of asphalt pavement for up to one year from the completion of the building. Asphalt pavement must then be placed immediately thereafter.

**6 Yes 0 No MC**

**8. STATUS OF COMPREHENSIVE PLAN UPDATE - Update was given**

**9. SANITARY DISTRICT REPORT - None**

**10. ADJOURN**

***Motion by Comm. Dollovoet with second by Comm. Reinke to adjourn at 6:41p.m. 6 Yes 0 No MC***

Michelle Evers, Deputy Clerk