

APPROVED 7/15/2020
PLAN COMMISSION MEETING
WEDNESDAY, JUNE 17, 2020
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, Chris Evers, Henry McKenna, Darin Tiedt, Ron Mashlan and Mark Dollevoet. Also present: Clerk/Treasurer Colleen Laha, Deputy Clerk/Treasurer Michelle Evers, Cedar Corp Ken Jaworski and Cedar Corp Jeff Kussow. 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 12th day of June, 2020 at 1:00p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and YETI, LLC.

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

7 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR THE MAY 20, 2020 MEETING

Motion by Comm. Tiedt with second by Comm. McKenna to approve the minutes of the May 20 meeting.

7 Yes 0 No MC

4. CORRESPONDENCE:

- A. LETTER OF REQUEST FOR MUNICIPAL SEWER & WATER SERVICE TO 126 ACRE PROPERTY OWNED BY MURPHY CONSTRUCTION COMPANY; CENTER VALLEY ROAD/KEMPEN ROAD (PIN 090-0029-00, 090-0030-00, 090-0031-00, & 090-0033-00)

Ken Jaworski introduced the correspondence from the Murphy Construction Company.

5. CONSIDERATION OF LETTER OF REQUEST FOR MUNICIPAL SEWER & WATER SERVICE TO 126 ACRE PROPERTY OWNED BY MURPHY CONSTRUCTION COMPANY; CENTER VALLEY ROAD/KEMPEN ROAD (PIN 090-0029-00, 090-0030-00, 090-0031-00, & 090-0033-00)

Discussion was held. Ken Jaworski was directed to meet with East Central Wisconsin Regional Planning for a couple hours to discuss sewer service area (SSA) amendment options and bring information back to the July Plan Commission Meeting for further direction.

6. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; KUSKE PROPERTIES, LLC; N3888 STATE HIGHWAY 55 (PIN 090-0379-01, 090-0379-02, & 090-0379-03)

Motion by Comm. Dollevoet with second by Comm. McKenna to recommend to the Town Board approval of the Certified Survey Map for Kuske Properties with the following condition:

1. An access and utility easement from State Highway 55 to tax parcel number 090-0379-05 (N3884 State Highway 55), for the benefit of tax parcel number 090-0379-05, shall be shown on the face of the Certified Survey Map.

7 Yes 0 No MC

7. CONSIDERATION OF SITE PLAN APPLICATION FOR ADDITIONS TO MANUFACTURING/MACHINE SHOP BUILDING & PARKING AREA/DRIVEWAY EXPANSIONS/ADDITION; KUSKE PROPERTIES, LLC; N3888 STATE HIGHWAY 55 (PIN 090-0379-01, 090-0379-02, & 090-0379-03)

Motion by Comm. Evers with second by Comm. Dollevoet to recommend to the Town Board approval of the Site Plan Application for Kuske Properties with the following conditions along with modification to Number 9:

1. The project shall comply with all applicable local, state, and federal codes/ordinance.
2. There shall be no structure(s) or planting(s) greater than three (3) feet in height within the vision corners of the driveway and public road intersections (i.e., CTH S & Vine Rd.) as required by *Section 26.303(7)* of the Town of Freedom Site Plan Ordinance.
3. All off-street parking spaces shall have individual spaces marked.
4. The applicant shall obtain a Town of Freedom Erosion Control and Stormwater Management Permit from the Town prior to commencing construction. The project shall comply with all applicable requirements of *Chapter 24* and *Chapter 25* of the Town of Freedom Municipal Code.
5. The building shall be served by a public/municipal water and sewer service in compliance with the Freedom Sanitary District requirements.
6. All new/proposed exterior lighting shall comply with the requirements of *Section 26.307* of the Freedom Municipal Code. No new/proposed exterior lighting, whether freestanding or mounted on a building or structure, shall be reflected or produce unreasonable glare beyond the parcel boundaries. No undue lighting shall extend beyond the property lines.
7. Any signage shall be in compliance with Outagamie County Zoning Ordinance requirements.
8. Any equipment or materials stored outdoors shall be visually screened from all streets and adjoining properties with a suitable fence, vegetation, berm, or combination thereof. Screening shall be attractive in appearance and in keeping with the architectural quality of the main structure. Said storage shall be limited to behind the front line of the building on the property, and within the building setback lines.
9. The exterior building materials of the 6,400 sq. ft. addition in the southwest corner of the existing building, facing the front and side yard setbacks, shall comply with the requirements of *Section 26.311(6)* of the Freedom Municipal Code. Split face concrete block may be used as an acceptable primary exterior building material per *Section 26.311(6)(b)* of the Freedom Municipal Code.
10. The building/development shall be in compliance with *Chapter 3 – Fire Protection* of the Freedom Municipal Code to the satisfaction of the Freedom Fire Department Chief.
11. Any substantial changes or additions to the site plan and/or building plans must be reviewed and approved by the Plan Commission and Town Board in accordance with the requirements of the Town of Freedom Site Plan Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Engineer and/or Town Planner.

7 Yes 0 No MC

8. OTHER PROJECT UPDATES/TIMELINES

A. BELGIOIOSO CHEESE INC. CHEESE PLANT

Jeff Kussow gave an update. Brandon Conrad is working on the **Developer’s Agreement**.

B. OTHERS

Jeff Kussow will have future Industrial locations discussion placed on the next Plan Commission agenda on July 15.

9. BUILDING PERMITS - Building Permits were reviewed.

10. SANITARY DISTRICT REPORT - Comm. Evers gave an update.

11. FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held on July 15. Comprehensive Plan Public Hearing will be on Monday, June 29th at 5:30p.m.

12. ADJOURN

Motion by Comm. McKenna with second by Comm. Tiedt to adjourn at 7:30p.m. 7 Yes 0 No MC

Michelle Evers, Deputy Clerk/Treasurer