

APPROVED 7/22/2020
TOWN BOARD MEETING
WEDNESDAY, JUNE 24, 2020
7:00 P.M.
FREEDOM TOWN HALL
W2004 COUNTY RD S

1. CALL TO ORDER, ROLL CALL, PLEDGE

Town Board Meeting called to order by Chairman Charlie Kramer at 7:00 p.m. Members present: Charles Kramer, Dave Rickert and Jason Vandenberg. Supv. Kevin Schuh and Supv. Brandon Conrad excused. Also present: Clerk/Treasurer Colleen Laha, Deputy Clerk/Treasurer Michelle Evers and Attorney Steve Frassetto.

2. VERIFICATION OF POSTING AND ADOPT AGENDA

Meeting Posted by Clerk's office the 20th day of June, 2020 at 1:00 p.m. on 2 boards at the Town Hall, and on Town Website. Also posted at: Dairyland Depot, Freedom Mini Mart and HNR, LLC.

Amended Meeting Posted by Clerk's office the 23rd day of June, 2020 at 5:00 p.m. on 2 boards at the Town Hall, and on Town Website. Also posted at: Dairyland Depot, Freedom Mini Mart and HNR, LLC.

Motion by Supv Jason Vandenberg with second by Supv. Dave Rickert to approve the agenda as posted. 3 Yes 0 No MC

3. CONSIDERATION OF MINUTES 5/27/2020, 6/2/2020, 6/16/2020 MEETINGS

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve the minutes of the 5/27/2020, 6/2/2020 adding that Charles Kramer abstained on the motion to close the Board of Review, and 6/16/2020 Town Board Meeting changing 4. Dan Vandenberg to Jason Vandenberg will reach out to Attorney Frassetto to start drafting a developer's agreement. 3 Yes 0 No MC

4. PUBLIC COMMENT SESSION

Ken Grissman asked if the board would address the ditches in the front of properties on Gonnering Ct. Justin from Cedar and Ryan Sprangers will go out and take a look.

5. CONSIDERATION OF REQUEST BY KEN SWANSON – ROCK GARDEN CT TO CLOSE ROAD FOR EVENT

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve the request by Ken Swanson to close Rock Garden Ct for event September 12, 2020. 3 Yes 0 No MC

6. CONSIDERATION OF SPECIAL EVENT FOR FIELD OF SCENES

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to include Field of Scenes Liquor License to include Special Event for June 27, 2020. 3 Yes 0 No MC

7. CONSIDERATION OF GONNERING COURT DRAINAGE ISSUE

Justin and Ryan checked out the drainage issue in the backyard of Ken Grissman's property on Gonnering Court. After discussing the issue, it was determined that it is on private property. Justin from Cedar and Ryan Sprangers will go out again to check if the road is draining correctly.

8. CONSIDERATION OF RESOLUTION NO. 2020-05 WAIVING INTEREST ON PROPERTY TAX PAYMENT INSTALLMENTS DUE ON OR AFTER APRIL 1, 2020

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Resolution 2020-05 waiving interest on property tax payment installments due on or after April 1, 2020. 3 Yes 0 No MC

9. PLAN COMMISSION REFERRALS

A. 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 Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve the Certified Survey Map application; Kuske Properties, LLC; N3888 State Highway 55 (PIN 090-0379-01, 090-0379-02, & 090-0379-03) with the following condition: 1. The Access Easement shall be recorded in the Outagamie County Register of Deeds prior to the Town signing the Certified Survey Map. 3 Yes 0 No MC

B. 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 Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Site Plan Application for additions to Manufacturing/Machine Shop Building and Parking Area/Driveway Expansions/Addition; Kuske Properties, LLC; N3888 State Highway 55 (PIN 090-0379-01, 090-0379-02, & 090-0379-03) with the following condition: 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.

3 Yes 0 No MC

10. CONSIDERATION OF TOWN HALL PARKING STALL AGREEMENT

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve the parking lot agreement with Joseph E. Doro and Gregory P. Kuether for use of stalls 8 and 9 (see attached). 3 Yes 0 No MC

11. CONSIDERATION OF LIQUOR LICENSE APPLICATIONS FOR 2020 – 2021 LICENSE YEAR

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Liquor License applications for 2020-2021 license year (see attached). 3 Yes 0 No MC

12. CONSIDERATION OF LIQUOR LICENSE APPLICATIONS FOR 2020 – 2021 WITH SPECIAL EVENTS

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Liquor License applications for 2020-2021 with special events (see attached). 3 Yes 0 No MC

13. CONSIDERATION OF AGENT APPLICATIONS FOR 2020 – 2021 LICENSE YEAR

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Agent applications for 2020-2021 license year (see attached). 3 Yes 0 No MC

14. CONSIDERATION OF CIGARETTE LICENSE APPLICATIONS FOR 2020 – 2021 LICENSE YEAR

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Cigarette applications for 2020-2021 license year (see attached). 3 Yes 0 No MC

15. CONSIDERATION OF OPERATOR LICENSES

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Operator License applications for 2020-2022 (see attached). 3 Yes 0 No MC

16. CONSIDERATION OF FIREWORKS DISPLAY PERMITS

After a discussion regarding the procedure for obtaining a fireworks display permit it was decided to leave the process as is.

17. CONSIDERATION OF BURN PERMITS

After discussing the procedure, it was decided to leave as is.

18. DEPARTMENT/ATTORNEY REPORTS

Cedar Corporation – Justin gave an update on Teardrop Lane. The location is near the sanitary district area. A discussion about adding sewer, water, curb and gutter took place. Justin will talk to Fran from Northeast Asphalt about not doing the project.

Justin showed a two stage ditch design for French Rd. It was decided that the project was on private property and the town would not be involved.

Attorney Steve Frassetto discussed the Baseball Grandstand financing. They will need an appraisal before acquiring the loan. They are using their own financing to keep moving forward currently.

Brandon met with Margaret Coenen at her residence regarding the lighting situation at the Country Villa. Brandon sent some photos that he took. Steve will follow up with the developer. Apparently, the neighbor to the west where the new building is now has a similar issue. The lights are not supposed to illuminate off premise according to the site plan ordinance.

The attorney took a quick look at Van's Ct drainage issue. Jon Fietzer claimed his neighbor had filled in the back of their lot creating a drainage issue. It doesn't look like the fill that Asmus brought in does anything because the drain is higher. There appears to be an easement.

The developer's agreement with Belgioioso should be completed in about a week.

Ken Jaworski stated the Comprehensive Public Hearing was scheduled to take place on Monday, June, 29

19. CONSIDERATION OF VOUCHERS/DIRECT DEPOSITS

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Vouchers #30568 – 30625, Direct Deposits #9748 – 9782, Tid #2 Check 165-166 and Fire Dept./EMS 1002. 3 Yes 0 No MC

20. ADJOURN

Motion by Supv. Dave Rickert with second by Supv. Jason Vandenberg to adjourn at 9:04 p.m. 3 Yes 0 No MC

Colleen M. Laha, Clerk/Treasurer