

APPROVED 8/19/2020
PLAN COMMISSION MEETING
WEDNESDAY, JULY 15, 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, Darin Tiedt, Ron Mashlan and Mark Dollevoet. Chris Evers arrived late. Henry McKenna absent. Also present: 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 10th day of June, 2020 at 2:30p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and HNR, LLC. Agenda Amended and re-posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 14th day of July, 2020 at 11:00a.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and HNR, LLC.

Motion by Comm. Reinke with second by Comm. Tiedt to approve the agenda as posted. 5 Yes 0 No MC

Chris Evers arrived 5:32p.m.

3. CONSIDERATION OF MINUTES FOR THE JUNE 17, 2020 MEETING

Motion by Comm. Evers with second by Comm. Tiedt to approve the minutes of the June 17 meeting. 6 Yes 0 No MC

4. CONSIDERATION OF MINUTES FOR THE JUNE 29, 2020 MEETING

Motion by Comm. Evers with second by Comm. Tiedt to approve the minutes of the June 29 meeting. 6 Yes 0 No MC

5. CORRESPONDENCE - None

6. CONSIDERATION OF RESOLUTION 2020-06 TO RECOMMEND ADOPTION OF COMPREHENSIVE PLAN BY TOWN BOARD

The commission decided another public hearing is warranted due to number of changes requested at the June 29th public hearing. Discussion was held and decision was made to conduct another Public Hearing in September and review the changes at the August Plan Commission Meeting.

Motion by Comm. Tiedt with second by Comm. Reinke to not recommend adoption of the Comprehensive Plan to Town Board. 6 Yes 0 No MC

7. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; ROBERT J. WEYENBERG; N3282 COUNTY ROAD N (PIN 090-0723-00)

Motion by Comm. Evers with second by Comm. Tiedt to recommend to the Town Board approval of the Certified Survey Map for Robert J. Weyenberg with no conditions. 6 Yes 0 No MC

8. CONSIDERATION OF AFTER-THE-FACT CONDITIONAL USE PERMIT APPLICATION FOR A POND CONSTRUCTED WITHIN 300 FEET OF A NAVIGABLE STREAM (TRIBUTARY OF DUCK CREEK); DEBBIE & CHRIS WAGNER; W3412 EQUESTRIAN TRAIL (PIN 090-1939-00)

9. *Motion by Comm. Dollevoet with second by Comm. Mashlan to recommend to the Town Board approval of the After-the-Fact Conditional Use Permit application for Debbie and Chris Wagner. 6 Yes 0 No MC*

10. REVIEW OF LETTER FROM TOWN ATTORNEY & DISCUSSION ON CREATION OF TOWN/JOINT STORMWATER UTILITY AND CREATION OF COUNTY DRAINAGE DISTRICT OPTIONS FOR TOWN

11. *Motion by Comm. Evers with second by Comm. Reinke to recommend to Town Board to discuss creation of Town Stormwater Utility and/or Drainage District. 6 Yes 0 No MC*

12. DISCUSSION ON AVAILABILITY OF INDUSTRIAL LOTS & DESIGNATION OF NEW INDUSTRIAL LOTS/AREA WITHIN TOWN

Discussion was held and decided to create an Economic Development Committee. Darin Tiedt will represent Plan Commission; Chris Evers will represent Freedom Sanitary District and Brandon Conrad will represent Town Board.

13. CONSIDERATION OF APPLICATION SUBMITTAL POLICY FOR APPLICATIONS REQUIRING REVIEW BY PLAN COMMISSION & TOWN BOARD

Motion by Comm. Conrad and second by Comm. Dollevoet to update the Town of Freedom procedures to align with ordinances and recommended timelines based on the spreadsheet Jeff Kussow presented. 6 Yes 0 No MC

14. DISCUSSION ON CODE ENFORCEMENT

Jeff Kussow explained that he follows up with code enforcement when he becomes aware of code violations. If he receives a phone call from a resident, he will investigate and follow up with the property owner accordingly. Most zoning enforcement will need to be handled by the County since the Town is under County zoning.

15. OTHER PROJECT UPDATES/TIMELINES

A. SCHMIDT PROPERTY; PIN 090-0619-00 & 090-0633-00

Ken Jaworski explained that Lee Schmidt and his sister met with Dean Zanon from Cedar Corp, Chris Evers and Terri Romitti from Freedom Sanitary District, and Brandon Conrad and Jason Vanden Berg from Town Board about development on the Schmidt property. The proposal was that the Schmidts' pay for the Wetland Delineation and Cedar Corp will develop a site plan for the property. Furthermore, the Town Board and Sanitary District would split the site plan development costs. All groups plan to meet again in August to formalize any agreements.

B. 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 is working with Murphy Construction Company and East Central Wisconsin Regional Planning Commission to determine the amount of developable acres within the site based on the nonmetallic mining reclamation plan. Developable acres will be utilized to determine feasibility of applying for a sewer service amendment.

C. BELGIOIOSO CHEESE INC. CHEESE PLANT

All Town and County permits/approvals have been issued/obtained. Final utility plans were sent to Freedom Sanitary District and the Town attorney for review. Developers agreement will be finalized by the Town attorney after approval of final utility plans by the Freedom Sanitary District.

D. OTHERS - None

16. BUILDING PERMITS – Building Permits were reviewed.

17. SANITARY DISTRICT REPORT – Comm. Evers gave an update.

18. FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held on August 19th at 5:30p.m.

19. ADJOURN

Motion by Comm. Dollevoet with second by Comm. Tiedt to adjourn at 7:39p.m. 6 Yes 0 No MC

Michelle Evers, Deputy Clerk/Treasurer