

Approved 10/21/2020
PLAN COMMISSION MEETING
WEDNESDAY, SEPTEMBER 16, 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, Henry McKenna, Mark Dollevoet and Chris Evers (on phone). 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 11th day of September, 2020 at 1:00p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and and Shop & Save Mart/ Halesi, LLC.

Motion by Comm. Reinke with second by Comm. McKenna to approve the agenda as posted. 7 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR THE AUGUST 19, 2020 MEETING

Motion by Comm. Tiedt with second by Comm. Mashlan to approve the minutes of the August 19, 2020. 7 Yes 0 No MC

4. CORRESPONDENCE - None

5. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; BRAD BAKER & DEAN HENRICKSON (ON BEHALF OF WAYLON MELCHERT); PIN 090-0329-00 (FRENCH ROAD), LOCATED ADJACENT TO NORTH OF N4359 FRENCH ROAD

Motion by Comm. Tiedt with second by Comm. McKenna to recommend to the Town Board approval of the Certified Survey Map for Brad Baker and Dean Henrickson (on behalf of Waylon Melchert) with no conditions. 7 Yes 0 No MC

6. CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION FOR FILLING/GRADING WITHIN 300 FEET OF A NAVIGABLE STREAM (TRIBUTARY OF APPLE CREEK) ASSOCIATED WITH A PROPOSED POND AND SHED; DAVID & STEPHANIE LINSMEYER; W1896 LAU ROAD (PIN 090-0976-02)

Motion by Comm. Evers with second by Comm. Dollevoet to recommend to the Town Board approval of the Conditional Use Permit requested by David & Stephanie Linsmeyer for filling and grading within the "shorelands" (i.e., 300 feet of a navigable stream) associated with a proposed pond and shed subject to the following three (3) conditions:

1. The project shall comply with all applicable local, state, and federal codes/ordinances; including obtaining any necessary permits/approvals from Outagamie County for the project, and from the Wisconsin Department of Natural Resources if the total area of land disturbance exceeds 1 acre (43,560 sq. ft.) in area.
2. A Town of Freedom Erosion Control Permit for the pond shall be obtained from the Town of Freedom prior to commencing any land disturbance on the property.
3. A building permit shall be obtained from the Town of Freedom prior commencing construction of the shed.

7 Yes 0 No MC

7. OTHER PROJECT UPDATES/TIMELINES

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

A project meeting was held on September 16. Brandon will be getting cash flow numbers from Baird. After that, there will be a joint meeting with Town Board and Sanitary District to determine the next steps and meeting with the property owners, Schmidts.

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 gave an update that he has not received any information on the status of the reclamation plan. Once he does, he will pass the information onto East Central Planning. East Central planning will determine the next steps for any SSA Amendment.

C. BELGIOIOSO CHEESE INC. CHEESE PLANT

The final utility plan was supposed to be submitted by BelGioioso the Sanitary District by September 16th for inclusion in the Developer's Agreement. Comm Evers gave an update on the public sanitary connection issue. Ken Jaworski stated that Cedar will be working with Amy Beland from BelGioioso regarding revision to the approved site plan. The revision will be brought back to the Plan Commission for review at the October Plan Commission meeting.

D. VFW HALL BUILDING EXPANSION PROPOSAL

VFW member Dean Springstroh gave an introduction to the proposed VFW Hall building expansion. Dean will reach out to Fire Chief Mark Green, and Outagamie County Zoning Administrator Steve Swanson, and work with Jeff Kussow at Cedar Corp.

E. OTHERS

Brenda Fritsch approached the Plan Commission regarding a property that was previously split into three lots and now they want to divide the property again with a Certified Survey Map (CSM). The Town subdivision ordinance states that a CSM may only create two new lots which allows a property to be split into three total lots. The county has always allowed a property to be split into four total lots with a CSM. Per Plan Commission and Town Board meeting minutes from 2010, amending the Town subdivision to be consistent with the County ordinance in regards to CSMs was discussed, but it has been determined that a public hearing for an ordinance amendment was never held and an ordinance amendment was never officially adopted. Cedar Corp will review the Town and County subdivision ordinances for a discussion on the matter at the October Plan Commission meeting.

Ken Jaworski mentioned that the Town's budget in 2021 will be reviewed soon and it is time to think about the items that need to be updated. Ken mentioned that the Town's Comprehensive Outdoor Recreation Plan (CORP) is due for an update. Ken and Jeff Kussow will provide costs for updating the CORP and other planning/economic development related items.

8. BUILDING PERMITS – Building Permits were reviewed.

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

10. FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held on October 21st at 5:30p.m.

Comprehensive Plan Hearing is October 7, 2020 at 5:30p.m

11. ADJOURN

Motion by Comm. Dollevoet with second by Comm. Reinke to adjourn at 7:01p.m. 7 Yes 0 No MC

Michelle Evers, Deputy Clerk/Treasurer