

**Approved 11/18/2020**  
**PLAN COMMISSION MEETING**  
**WEDNESDAY, OCTOBER 21, 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. Also present: Deputy Clerk/Treasurer Michelle Evers 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 16<sup>th</sup> day of October, 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 SEPTEMBER 16, 2020 MEETING  
***Motion by Comm. Tiedt with second by Comm. Evers to approve the minutes of the September 16, 2020 meeting. 7 Yes 0 No MC***
4. CONSIDERATION OF MINUTES FOR THE OCTOBER 7, 2020 COMPREHENSIVE PLAN PUBLIC HEARING.  
***Motion by Comm. Evers with second by Comm. Dollevoet to approve the minutes of the October 7, 2020 Comprehensive Plan public hearing. 7 Yes 0 No MC***
5. CORRESPONDENCE:  
Boy Scouts James Fredrick and Nolan Olson attended the Plan Commission meeting as a way to earn a badge. They are apart of the Appleton Cub Scouts.
6. CONSIDERATION OF RESOLUTION 2020-06 TO RECOMMEND ADOPTION OF THE TOWN OF FREEDOM COMPREHENSIVE PLAN 2020-2040 BY TOWN BOARD  
***Motion by Comm. Reinke with second by Comm. McKenna to approve Resolution 2020-06 to recommend adoption of the Town of Freedom Comprehensive Plan 2020-2040 by Town Board. 7 Yes 0 No MC***
7. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; JUSTIN J. & AMY J. COLLINS; PIN 090-0493-01 (SCHROEDER ROAD), LOCATED 783 FEET +/- WEST OF W3495 SCHROEDER ROAD  
***Motion by Comm. Evers with second by Comm. Tiedt to recommend to the Town Board approval of the Certified Survey Map for Justin J. and Amy J. Collins with no conditions. 7 Yes 0 No MC***
8. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; PATRICIA MURPHY (ON BEHALF OF THE PATRICIA MURPHY SURVIVORS TRUST); W2817 MARTYS COURT (PIN 090-0205-00)  
***Motion by Comm. Tiedt with second by Comm. Mashlan to recommend to the Town Board approval of the Certified Survey Map for Patricia Murphy with no conditions. 7 Yes 0 No MC***

9. CONSIDERATION OF SITE PLAN APPLICATION FOR A LIFT STATION ENCLOSURE (PUMPHOUSE) ACCESSORY TO THE BELGIOIOSO CHEESE PLANT AND WASTEWATER TREATMENT PLANT; BELGIOIOSO CHEESE INC.; W2400/W2458 COUNTY ROAD S (PIN 090-0232-11)

***Motion by Comm. McKenna with second by Chairman Conrad to recommend to the Town Board approval of Site Plan for Belgioioso Cheese Plant and Wastewater Treatment Plant with two conditions:***

- 1) *The project shall comply with all applicable local, state and federal codes/ordinance, including obtaining any required permit(s)/approval(s) from the Town of Freedom Sanitary District, Outagamie County, and the State of Wisconsin for the lift station.*
- 2) *Any substantial changes or additions to this site/building must be reviewed by the Plan Commission and Town Board.*

**7 Yes 0 No MC**

10. DISCUSSION ON APPLICABILITY OF THE SITE PLAN ORDINANCE TO A PROPOSED OUTDOOR COMMERCIAL RECREATION USE (I.E., OUTDOOR YOGA CLASSES) AND CONSIDERATION OF SITE PLAN ORDINANCE COMMERCIAL INTENSITY LEVEL; KELLY ANDERSON; N4130 MURPHY ROAD (PIN 090-0216-07)

Discussion was held. The Plan Commission determined that the Site Plan Ordinance was not applicable to this proposed outdoor commercial recreation use (i.e., outdoor yoga classes) due to the low-impact nature of the proposed use and the fact that no building/structure or development is proposed with this project.

11. DISCUSSION ON AMENDMENT(S) TO THE TOWN OF FREEDOM SUBDIVISION ORDINANCE TO ALLOW UP TO FOUR (4) LOTS TO BE CREATED VIA CERTIFIED SURVEY MAP, CONSISTENT WITH THE OUTAGAMIE COUNTY SUBDIVISION ORDINANCE

***Motion by Comm. McKenna with second by Comm. Tiedt to have Cedar Corp draft changes to allow up to four lots to be created via Certified Survey Map consistent with the Outagamie County Subdivision ordinance. 7 Yes 0 No MC***

12. OTHER PROJECT UPDATES/TIMELINES

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

Chairman Conrad updated the Plan Commission that a meeting was being set up with Schmidt's for Monday, October 26. Decisions/direction will be updated at the next Plan Commission meeting.

- 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)

Jeff Kussow stated that Murphy Construction Company is working with East Central Wisconsin Regional Planning Commission to complete their nonmetallic mining reclamation plan for the subject property.

- C. BELGIOIOSO CHEESE INC. CHEESE PLANT; W2400/W2458 COUNTY ROAD S (PIN 090-0232-11)

Jeff Kussow stated that the Town Attorney has forwarded Town staff and the Sanitary District a redlined Development Agreement for review. The final Development Agreement will be on a future Town Board agenda.

- D. OTHERS - None

13. BUILDING PERMITS – Building Permits were reviewed.

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

15. FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held on November 18<sup>th</sup> at 5:30p.m.

Plan Commission members requested to receive a copy of the previous Town Board Meeting minutes with their packet each month.

16. ADJOURN

***Motion by Comm. Tiedt with second by Comm. Dollevoet to adjourn at 6:54p.m. 7 Yes 0 No MC***

Michelle Evers, Deputy Clerk/Treasurer