

**Approved 2/17/2021**

Plan Commission Meeting

January 20, 2021

5:30 P.M.

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, Henry McKenna, Mark Dollevoet, Chris Evers and Ron Mashlan. Also present: Clerk/Treasurer Colleen Laha, Cedar Corp Jeff Kussow, and Cedar Corp Eric Fowle. 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 14<sup>th</sup> day of January, 2021 at 1:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and Shop & Save Mart/ Halesi, LLC.

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

***7 Yes 0 No MC***

3. CONSIDERATION OF MINUTES FOR THE DECEMBER 16, 2020 MEETING

***Motion by Comm. Tiedt with second by Comm. McKenna to approve the minutes of the December 16, 2020 meeting. 7 Yes 0 No MC***

4. CORRESPONDENCE: NONE

5. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; MS REAL ESTATE HOLDINGS LLC; PIN 090-0492-02 (SCHROEDER ROAD; ADJACENT TO EAST OF W3574 SCHROEDER ROAD)

***Motion by Comm. Dollevoet with second by Comm. Mashlan to recommend to the Town Board approval of the Certified Survey Map for MS Real Estate Holdings LLC: PIN 090-0492-02 (Schroeder Road; adjacent to east of W3574 Schroeder Road) with no conditions. 7 Yes 0 No MC***

6. DISCUSSION ON INDUSTRIAL LOT AVAILABILITY WITHIN THE TOWN AND POSSIBLE ACTION ON RECOMMENDATIONS FOR NEXT STEPS

Jeff Kussow introduced Cedar Corporation Senior Planner, Eric Fowle. Jeff Kussow gave plan commission members a map with areas previously discussed for possible industrial lot expansion. A discussion was held regarding advantages and disadvantages of areas. Jeff Kussow updated the Plan Commission about the status of finding an industrial lot for Hillcrest Homes LLC in the Town as per the purchase agreement when the Town purchased the lot owned by Hillcrest Homes LLC in the Freedom West Industrial Park.

Chairman Brandon Conrad updated the Commission that Commissioners Darin Tiedt and Chris Evers (member of Sanitary District) and himself met with a property owner regarding potential of purchasing land for industrial lots. They plan to utilize Cedar Corp's help to assist. Brandon also mentioned another company had contacted him about an industrial lot. Town Clerk Colleen Laha is creating a spreadsheet to enter information about potential buyers.

Possibility of creating another TID was discussed.

Possible lot availability to fulfill agreement with Hillcrest Homes from TID 2 was reviewed.

The Commission directed Cedar Corporation to develop concept plans for industrial development.

The plan commission discussed that they would like to see Golden Glow Road to be extended west to connect to the Schmidt Road area.

7. DISCUSSION AND POSSIBLE ACTION ON STORMWATER MANAGEMENT ORDINANCE (CHAPTER 24) AND EROSION & SEDIMENT CONTROL ORDINANCE (CHAPTER 25)  
***Motion by Comm. Evers with second by Comm. Tiedt to recommend the Town Board repeal Stormwater Management Ordinance (Chapter 24) and Erosion & Sediment Control Ordinance (Chapter 25) and allow Outagamie County to regulate stormwater management and erosion control. 7 Yes 0 No MC***
8. OTHER PROJECT UPDATES/TIMELINES
  - A. N3622 RANCH VIEW LANE (PIN 090-0624-05) STORMWATER/DRAINAGE ISSUE  
Jeff Kussow explained the resident's concern was a civil issue between neighboring property owners and the Town should not get involved. The Plan Commission agreed.
  - B. REQUEST FOR MUNICIPAL SEWER & WATER SERVICE TO MURPHY CONSTRUCTION COMPANY PROPERTY; CENTER VALLEY ROAD/KEMPEN ROAD (PIN 090-0029-00, 090-0030-00, 090-0031-00, & 090-0033-00)  
Jeff Kussow explained that Ken Jaworski from Cedar has discussed the situation with East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC will be assessing the actual development areas and sewer service area amendment policies that are available to the Freedom Sanitary District and Town. Jeff made it clear that the request was not coming from the town since other areas of the Town are development priorities at this time. Jeff explained that Ken will be working with Terri Romitti from the sanitary district in seeking information as to how this area may be included in the sewer service area at this time.
  - C. SCHMIDT PROPERTY; PIN 090-0619-00 & 090-0633  
Brandon Conrad explained that the Town and Cedar Corporation have had discussions with a potential developer to purchase and develop the property. Design and park improvements were discussed.
  - D. OTHERS – None
9. BUILDING PERMITS - Building Permits were reviewed. See attached.
10. SANITARY DISTRICT REPORT – Update on painting the water tower. AT&T was not working well with the sanitary district to schedule removal of their antennae. The sanitary district will schedule painting and notify AT&T when the antennae needs to be removed.
11. FUTURE MEETING SCHEDULE  
Next Plan Commission meeting will be held Wednesday, February 17, 2021 at 5:30p.m.
12. ADJOURN  
***Motion by Comm. Dollevoet with second by Comm. Reinke to adjourn at 7:05 p.m. 7 Yes 0 No MC***