

JOINT TOWN BOARD & PLAN COMMISSION MEETING

WEDNESDAY, APRIL 21, 2021

5:30 P.M.

TOWN HALL, W2004 COUNTY RD S

AGENDA

1. CALL TO ORDER, ROLL CALL, PLEDGE

Meeting called to order by Chairman Brandon Conrad at 5:30 p.m.

Commissioners present: Dan Reinke, Darin Tiedt, Henry McKenna, Mark Dollevoet, Chris Evers and Ron Mashlan.

Meeting called to order by Chairman Charles Kramer at 5:30 p.m.

Town Board Member present: Chairman Charles Kramer, Supv. Brandon Conrad, Supv. Jason Vandenberg, Supv. Kevin Schuh and Supv. Tim Maass.

Also present: Clerk/Treasurer Colleen Laha, and Cedar Corp Jeff Kussow and Dean Zanon.

Silent prayer. 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 16th day of April, 2021 at 1:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and and Shop & Save Mart/ Halesi, LLC.

Agenda amended and re-posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 20th day of April, 2021 at 1:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and and Shop & Save Mart/ Halesi, LLC.

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

Vote: 7 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR THE MARCH 17, 2021 MEETING

Motion by Commissioner Evers with second by Commissioner Tiedt to approve the minutes of the March 17, 2021 meeting. Vote: 7 Yes 0 No MC

4. CORRESPONDENCE:

- A. EMAILS FROM TODD VERBOOMEN, EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION, IN RESPONSE TO LETTER FROM FREEDOM SANITARY DISTRICT NO. 1 & TOWN OF FREEDOM REQUESTING SEWER SERVICE AREA AMENDMENT POLICY DETERMINATION FOR THE MURPHY CONSTRUCTION COMPANY QUARRY PROPERTY; CENTER VALLEY ROAD/KEMPEN ROAD (PIN 090-0029-00, 090-0030-00, 090-0031-00, & 090-0033-00)

It was discussed that there are two SSA Amendment options available to the Freedom Sanitary District in conjunction with the Town of Freedom to amend the Town of Freedom 2030 Sewer Service Area boundary to accommodate future residential development at the MCC quarry site.

The first is a Swap Amendment. However, there is not a lot of swappable land within the existing SSA to be considered. The second SSA Amendment would be to look for an accelerated growth SSA Amendment. Here we would have to justify that the Town is growing faster than what was projected in the last SSA Plan and show a need for single family development.

The MCC quarry site includes about 70 acres of developable land. This is not in the location that the Plan Commission was considering for future residential development. The Town is not interested in expanding the sanitary sewer area at this time. Cedar Corporation will reach out to realtor or developer.

5. CONSIDERATION OF REZONING APPLICATION TO REZONE FROM GENERAL AGRICULTURAL DISTRICT (AGD) TO SINGLE FAMILY RESIDENTIAL DISTRICT (RSF); MICHAEL J & JOANN VANDENBERG; PIN 090-0266-04; LOT 2 OF CSM #7711; COUNTY HIGHWAY E/CENTER VALLEY RD (LOCATED IN SOUTHWEST CORNER OF CTH E/CENTER VALLEY RD INTERSECTION)

Motion by Commissioner Evers with second by Commissioner Tiedt to recommend to the Town Board approval of rezoning application to rezone from General Agricultural District (AGD) to Single Family Residential District (RSF); Michael J & Joann Vandenberg; pin 090-0266-04; lot 2 of CSM #7711; County Highway E/Center Valley Rd (located in southwest corner of CTH E/Center Valley Rd intersection)

Vote: 7 Yes 0 No MC

6. CONSIDERATION OF CONDITIONAL USE-SHORELAND PERMIT APPLICATION FOR GRADING, DITCHING, AND EXCAVATING IN THE SHORELAND DISTRICT; ABBY NIELSEN OF ARCADIS U.S. INC. ON BEHALF OF ANR PIPELINE COMPANY; PIN 090-0660-00 (N3478 MC HUGH ROAD) AND PIN 090-0660-01 (MC HUGH ROAD).

Motion by Commissioner McKenna with second by Commissioner Dollevoet to recommend to the Town Board approval of the conditional use-shoreland permit application for grading, ditching, and excavating in the shoreland district; Abby Nielsen of Arcadis U.S. Inc. on behalf of ANR Pipeline Company; Pin 090-0660-00 (N3478 Mc Hugh Road) And Pin 090-0660-01 (Mc Hugh Road) with no conditions.

Vote: 7 Yes 0 No MC

7. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; STEVE R VANROSSUM, TINA VANROSSUM, RONALD N VANROSSUM, & BARBARA VANROSSUM; PIN 090-0606-00; N3376 COUNTY ROAD E

Motion by Commissioner Reinke with second by commissioner Mashlan to recommend to the Town Board approval of the Certified Survey Map Application; Steve R Van Rossum, Tina Van Rossum, Ronald N Van Rossum, & Barbara Van Rossum; Pin 090-0606-00; N3376 County Road E with no conditions.

Vote: 7 Yes 0 No MC

8. DISCUSSION ON TOWN ROAD CONSTRUCTION SPECIFICATIONS OF CHAPTER 11 – TOWN ROADS
After much discussion regarding road widths throughout the town it was agreed that the Town would continue using the Local/Commercial Rural, Local Urban, Commercial Urban, and Industrial Urban typical road sections the Town on file and has been using for recent road projects. It was also agreed that the Town would discontinue use of the Industrial Rural typical road section and that the Industrial Urban typical road section would be modified to require a 36 foot roadway instead of a 34 foot wide roadway. The town board discussed when a street is reconstructed whether it should have curb, gutter, and storm sewer. For street reconstruction, the town board will decide on a case-to-case basis, depending on the situation, if curb, gutter, and/or storm sewer will be necessary. Jeff Kussow from Cedar Corporation will bring more context for reconstruction design. Cedar Corporation will work on clearing up the specifications and getting code amendments ready. They will present a rough draft of text changes at the next Plan Commission meeting.
9. DISCUSSION AND POSSIBLE ACTION ON INDUSTRIAL PARK EXPANSION CONCEPT PLAN
At the present time there is little if any industrial property available. Cedar Corporation presented a Three-Phase Concept Plan to the Town which could result in the creation of over 60 new, moderately sized lots. The concept plan phases development in an easterly and southerly direction from the current Industrial Park. The town will need to work with property owners of the land to acquire the needed land.
Cedar Corporation will develop construction cost estimates for phase one only including calculations of the acreage. Cedar Corporation will share the estimates with the town board and the town clerk. The clerk will contact Brad from Baird to get the cost analysis and Pro Forma.
10. DISCUSSION ON FUTURE DEVELOPMENT OF SCHMIDT PROPERTY
The Schmidt Property has a total of 47 acres of which 27 acres is in TID #1. Ideally a developer would purchase the property and develop the property. Two concept plans were presented. The focus is on the number of roof tops and green space. Phase one would be in the TID #1 with 51 – 52 lots with a total of 85 lots for the whole development. Potential developer incentives will be discussed at the May meeting.

11. OTHER PROJECT UPDATES/TIMELINES

Jeff Kussow explained that the Town's comprehensive plan future land use map was sent to the County to be integrated with the County's comprehensive plan future land use map. The County has sent back a draft County future land use map incorporating the Town's future land use map, which will be reviewed at next month's Plan Commission meeting.

Jeff Kussow explained that Mike Vandenberg submitted a preliminary plat application, which will most likely will be reviewed at next month's Plan Commission meeting.

12. BUILDING PERMITS – no new homes.

13. SANITARY DISTRICT REPORT

The Sanitary District will be having the storm sewer line on Ludwig street televised to access its condition. Painting of the water tower will be starting soon.

FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held Wednesday, May 19, 2021 at 5:30p.m.

14. ADJOURN

Motion by Comm. Dollevoet with second by Comm. McKenna to adjourn at 8:36 p.m.

Vote: 7 Yes 0 No MC

Motion by Supv. Tim Maass with second by Supv. Jason Vandenberg to adjourn at 8:36 p.m.

Vote: 5 Yes 0 No MC

Colleen M. Laha Clerk/Treasurer