

Approved June 9, 2021
PLAN COMMISSION MEETING
WEDNESDAY, MAY 19, 2021
5:30 P.M.
TOWN HALL, W2004 COUNTY RD S

1. CALL TO ORDER, ROLL CALL, PLEDGE

Meeting called to order by Commissioner Mark Dollevoet 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, and Cedar Corp Jeff Kussow. Chairman Brandon Conrad excused.

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 15th day of May, 2021 at 12:30 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 Reinke with second by Commissioner Mashlan to approve the agenda as posted. Vote: 6 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR THE APRIL 21, 2021 MEETING

Motion by Commissioner Evers with second by Commissioner McKenna to approve the minutes of the April 21, 2021 meeting.

Vote: 6 Yes 0 No MC

4. CORRESPONDENCE:

None to present – Jeff Kussow (Cedar Corporation)

5. CONSIDERATION OF PRELIMINARY PLAT APPLICATION FOR A 6-LOT SUBDIVISION PLAT; MICHAEL J & JOANN VANDENBERG; PIN 090-0266-04; LOT 2 OF CSM #7711; COUNTY HIGHWAY E/CENTER VALLEY ROAD (LOCATED IN SOUTHWEST CORNER OF CTH E/CENTER VALLEY RD INTERSECTION)

Jeff Kussow (Cedar Corporation) presented the proposed preliminary plat and staff report. Plan Commission discussed the preliminary plat, staff recommendation, and suggested conditions.

Motion by Commissioner McKenna with second by Commissioner Tiedt to recommended conditional approval of the Country Court Living Preliminary Plat, subject to the following conditions:

- 1. Developer shall submit utility easement determinations from applicable utility companies prior to approval of the final plat.***
- 2. Developer shall submit for review a stormwater management plan, stormwater facility design, and erosion control plan for the entire subdivision. Final plat shall not be recorded without an approved stormwater management plan, stormwater facility design, and erosion control plan.***
- 3. If deemed necessary by the Town Attorney, a Development Agreement shall be entered into between the Developer and the Town of Freedom in accordance with Section 18.302 of the Town of Freedom Subdivision Ordinance.***
- 4. No construction may begin until a copy of the recorded final plat has been received by the Town of Freedom.***

Vote: 6 Yes 0 No MC

6. CONSIDERATION OF ORDINANCE AMENDMENT OF CHAPTER 11, TOWN ROADS, TO AMEND MINIMUM SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC ROADS

Jeff Kussow (Cedar Corporation) presented the proposed ordinance amendments, revised typical road sections, and staff report. Plan Commission discussed changes to the proposed ordinance amendments.

Motion by Commissioner Evers with second by Commissioner Tiedt to recommended approval of the proposed ordinance amendments to Section 11.02, Town of Freedom

Municipal Code, with a modification to the proposed Section 11.02(5) to read as follows: "Existing Public Roads. The Town Board may determine that an existing road be reconstructed to specifications below minimum standards outlined in Section 11.02 (1) through (3) above for reason of volume of traffic, type of traffic, or soil conditions; provided the road is reconstructed, at minimum, in kind."

Vote: 6 Yes 0 No MC

7. DISCUSSION AND POSSIBLE ACTION ON 2018 AGREEMENT FOR PURCHASE OF ROADWAY FOR SOUTHERN EXTENSION OF PARKWAY LANE

The plan commission reviewed and discussed the 2018 agreement for the purchase of roadway for the southern extension of Parkway Lane. Plan Commission requested staff to contact Attorney Frassetto for a signed copy of the agreement.

8. DISCUSSION AND POSSIBLE ACTION ON CHANGING REGULAR PLAN COMMISSION MEETING DATES TO THE SECOND WEDNESDAY OF EACH CALENDAR MONTH

The Plan Commission discussed changing the regular plan commission meeting dates to the second Wednesday of each month to allow more time between Plan Commission and Town Board meetings.

Motion by Commissioner McKenna with second by Commissioner Mashlan to change the regular Plan Commission Meeting dates to the second Wednesday of each calendar month.

Vote: 6 Yes 0 No MC

9. OTHER PROJECT UPDATES/TIMELINES

A. INDUSTRIAL PARK EXPANSION DEVELOPMENT

Jeff Kussow (Cedar Corporation) explained that Cedar Corporation is working on construction cost estimates for Phase 1 of the industrial park expansion plan, which will be ready for the June Plan Commission meeting.

B. SCHMIDT PROPERTY RESIDENTIAL DEVELOPMENT

No update

C. MURPHY CONSTRUCTION COMPANY QUARRY PROPERTY DEVELOPMENT

Jeff Kussow (Cedar Corporation) explained that Ken Jaworski (Cedar Corporation) and Terri Romitti (Freedom Sanitary District) reached out to Murphy Construction Company's (MCC) realtor, Stuart Beduhn, to inform him of

the Town's position that the Town is not interested in petitioning to add the MCC property to the sewer service area at this time, and that the Town is focusing their efforts on development of properties already located in the sewer service area. Jeff Kussow explained that MCC is now looking at developing a conventional subdivision with private sanitary systems on each lot.

D. OTHERS

Commissioner Mark Dollevoet commented that they had talked last month about correlating the comprehensive plan future roads to the Town's official map. Jeff Kussow (Cedar Corporation) stated that discussion item will be on the June Plan Commission agenda.

Jeff Kussow stated that an individual contacted him about potentially developing the property in the southeast corner of the County Road E and Schmidt Road intersection.

10. BUILDING PERMITS

See attached

11. SANITARY DISTRICT REPORT

Commissioner Chris Evers reported that the Sanitary District was having issues with AT&T removing its antennae so the water tower can be painted. AT&T wanted to do some improvements to their antennae, but because of current delays, the Sanitary District decided to move forward with painting the water tower so they don't lose their current bid. It was also discussed that due to the issues that they are having with AT&T they may have concerns in regard to future contracts.

Commissioner Chris Evers reported that the Sanitary District would be increasing sewer and water rates. First time for an increase in water since 2014.

Major reconstruction of the sewer line going north down Highway 55 across the creek. Currently the pipe is only a foot under the bedrock due to the creek base. After discussing the different options, the Sanitary District decided to go with the option involving an open cut and putting a steel pipe down.

12. FUTURE MEETING SCHEDULE

Next regular scheduled Plan Commission Meeting will be held June 9, 2021 at 5:30 p.m.

13. ADJOURN

Motion by Commissioner Reinke with second by commissioner Tiedt to adjourn at 6:57 p.m.

Vote: 6 Yes 0 No MC

Colleen M. Laha Clerk/Treasurer