



**PLAN COMMISSION MEETING
WEDNESDAY, JUNE 9, 2021
5:30 P.M.
FREEDOM TOWN HALL
W2004 COUNTY RD S**

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.

Also present: Clerk/Treasurer Colleen Laha, and Cedar Corp Jeff Kussow and Ken Jaworski.

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 3rd day of June, 2021 at 2:30 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.

Vote: 7 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR THE May 19, 2021 MEETING

Motion by Commissioner McKenna with second by Commissioner Evers to approve the minutes of the May 19, 2021 meeting. Vote: 6 Yes 0 No MC Chairman Brandon Conrad Abstained.

4. CORRESPONDENCE: Jeff Kussow reported he had none.

Commissioner Evers reported that he had received a letter from a resident regarding a land division. Jeff Kussow from Cedar Corporation explained that the current concept would not be permitted under the Town Subdivision Ordinance. Kussow is waiting for Outagamie County's response to see what options may be available.

5. DISCUSSION AND POSSIBLE ACTION ON AMENDING TOWN'S OFFICIAL MAP TO INCLUDE FUTURE PLANNED ROADWAYS SHOWN ON TOWN'S COMPREHENSIVE PLAN FUTURE LAND USE MAP

After the Plan Commission discussed the differences between the Town's Official Map and the Town's Future Land Use Map it was decided to put this agenda item on next month's agenda to compare historical changes to the Town's Official and Future Land Use maps.

6. DISCUSSION AND POSSIBLE ACTION ON SHARON ROSE CT – FUTURE ROAD OUTLET

Chairman Brandon Conrad discussed what was happening with the future road outlet on Sharon Rose Court. He stated that the landowner to the south would consider buying the road right-of-way if the Town was not going to use it as an outlet. The Plan Commission questioned if there were any utilities within that right-of-way which may create a problem in the future if the right-of-way is needed for stormwater management or utility purposes. Cedar Corporation will let the Town know if

there are utilities located within this right-of-way. For now, the Plan Commission agreed that the Town should not sell this right-of-way until the Town has a better idea of how the privately owned property to the west will be developed.

7. DISCUSSION AND POSSIBLE ACTION ON INDUSTRIAL PARK EXPANSION CONCEPT PLAN & CONSTRUCTION COST ESTIMATES

The Plan Commission reviewed and discussed the three-phase industrial park expansion concept plan and construction cost estimates for phase 1 of the concept plan provided by Cedar Corporation. Chairman Conrad expressed his opinion on the importance of developing the concept plan for future planning and community development purposes within the Town. The construction cost estimates will be sent to Brad at Baird to do an analysis to see if it would be beneficial for the Town concerning revenue in the future.

8. CONSIDERATION OF FREEDOM SANITARY DISTRICT NO. 1 RESOLUTION TO REQUEST ADDITION OF TERRITORY TO THE FREEDOM SANITARY DISTRICT NO. 1; PART OF PIN 090-0266-04 (LOT 2 OF CSM 7711; COUNTY ROAD E/CENTER VALLEY ROAD) & PART OF PIN 090-0266-05 (LOT 1 OF CSM 7580; COUNTY ROAD E)

Jeff Kussow explained that the Town approved the Country Court Living preliminary plat for the proposed 6-lot subdivision of PIN 090-0266-04 owned by Michael J and Joann Vandenberg. Jeff Kussow explained that the Town Subdivision Ordinance requires that for parcels partially in the Freedom Sanitary District, the remaining parcel must be annexed to the District as a condition of land division. The Freedom Sanitary District No. 1 Commission reviewed the existing Sanitary District boundary for the subject parcels and submitted a resolution requesting the addition of territory to the sanitary district to add the remnant portion of Lot 5 of the preliminary plat and the remnant portion of the vacant parcel to the southwest of the preliminary plat (PIN 090-0266-05). Jeff Kussow explained that a public hearing on this resolution/request by the Freedom Sanitary District is scheduled to occur at 6:00 p.m. on June 23rd, prior to the Town Board Meeting.

Motion by Commissioner Evers with second by Commissioner McKenna to recommend to the Town Board the approval of the addition to the Sanitary District.

Vote: 7 Yes 0 No MC

9. DISCUSSION AND POSSIBLE ACTION ON DRAFT OUTAGAMIE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR TOWN OF FREEDOM

Jeff Kussow explained that Outagamie County is in the process of amending the County's Comprehensive Plan Future Land Use Map to better reflect the recently adopted Town Comprehensive Plan. After review of the draft County Future Land Use Map, Cedar Corporation identified three potential issues and recommendations.

1. The Town's "Rural Character" Future Land Use category description is vastly different than the County's "Rural Character" Future Land Use category description.

Cedar Corporation recommended amending the Town's "Rural Character" Future Land Use category description to more closely match the County's "Rural Character" Future Land Use category description. The Plan Commission discussed and agreed.

2. The Colonial House Supper Club property (N4330 CTH E; PIN 090-0274-00) is shown on the draft County Future Land Use Map as “Suburban Residential”.

Cedar Corporation recommended that this parcel be designated as “Commercial/Industrial” on the County Future Land Use Map since this property is unlikely to be converted to residential use. The Plan Commission discussed and recommended that this parcel be designated as “Community Mixed Use” on the County Future Land Use Map.

3. The Van Handel Trucking property (N3490 CTH E; PIN 090-0610-07) and the Simply Country Barn wedding/event venue property (N3504 CTH E; PIN 090-0610-06) are shown on the draft County Future Land Use Map as “Community Mixed Use”.

Cedar Corporation recommended that these parcels be designated as “Commercial/Industrial” to better reflect the existing zoning and land use. The Plan Commission discussed and agreed.

The Plan Commission questioned and discussed the County’s “Town Center/Highway Mixed Use” land use overlay designation on Vine Rd., south of CTH E. The Plan Commission recommended that this designation be removed.

Jeff Kussow will forward all recommendations to the County.

10. DISCUSSION AND POSSIBLE ACTION ON AMENDMENTS TO THE TOWN OF FREEDOM COMPREHENSIVE PLAN

Jeff Kussow explained that an amendment to the Town’s Comprehensive Plan Utilities & Community Facilities Objective regarding installation of curb and gutter on all streets in the Sanitary District is warranted to reflect the Town’s recent ordinance changes to allow for existing streets to be reconstructed in-kind without curb and gutter. Jeff Kussow also explained the Comprehensive Plan amendment needed for the “Rural Character” Future Land Use Category description, as discussed in agenda item 9 above. After the discussion the Plan Commission directed Jeff to keep a list of comprehensive plan amendments and to pursue the amendments in the future when all of the needed amendments are established.

11. OTHER PROJECT UPDATES/TIMELINES

A. COUNTRY COURT LIVING PLAT; MICHAEL J & JOANN VANDENBERG; PIN 090-0266-04; LOT 2 OF CSM 7711; COUNTY HIGHWAY E/CENTER VALLEY ROAD

Jeff Kussow explained that rezoning of the subject property was approved by the county and the preliminary plat was approved at a previous Town Board meeting. Jeff Kussow explained that preliminary plat approval by the county and final plat approval by the town and county are still needed for the subdivision. Jeff Kussow explained that the owners have hired an engineer to create stormwater management and erosion control plans which will be required to be submitted to the Town prior to review of the final plat.

B. OTHERS - none

12. BUILDING PERMITS

Included in packets – see attached.

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13. SANITARY DISTRICT REPORT

Chris Evers reported that the water tower painting will be done as soon as possible.

14. FUTURE MEETING SCHEDULE

The next Plan Commission Meeting will be by July 14, 2021.

15. ADJOURN

16. Motion by Commissioner Mashlan with second by Commissioner Tiedt to adjourn at 7:08 p.m.

Vote: 7 Yes 0 No MC

Colleen M. Laha, Clerk/Treasurer