

**Approved: 08-11-2021**  
**PLAN COMMISSION MEETING**  
**WEDNESDAY, JULY 14, 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 8<sup>th</sup> day of July 2021 at 2:00 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.***

***Vote: 7 Yes 0 No MC***

3. CONSIDERATION OF MINUTES FOR THE JUNE 9, 2021, MEETING

***Motion by Commissioner Evers with second by Commissioner Tiedt to approve the minutes of the June 9, 2021, meeting. Vote: 7 Yes 0 No MC***

4. CORRESPONDENCE:

Jeff Kussow from Cedar Corporation advised that he received an email from the Town Attorney that would be discussed during agenda item #8.

5. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; NEIGHBORHOOD ACRES LLC; PIN 090-0320-00; VAN ASTEN ROAD (ADJACENT TO WEST OF W1384 VAN ASTEN RD)

***Motion by Commissioner McKenna with second by Commissioner Evers to recommend to the Town Board approval of the Certified Survey Map Application submitted by Neighborhood Acres LLC for a 2-lot Certified Survey Map dividing PIN 090-0320-00 on Van Asten Road (Adjacent to West of W1384 Van Asten Rd).***

***Vote: 7 Yes 0 No MC***

6. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; SCOTT F & DIANE G ZWIERS; PIN 090-0212-20; N4189 MURPHY ROAD

***Motion by Commissioner Evers with second by Commissioner Tiedt to recommend to the Town Board approval of the Certified Survey Map Application submitted by Scott F & Diane G Zwiers for a 3-lot Certified Survey Map dividing PIN 090-0212-20, addressed N4189 Murphy Road.***

***Vote: 7 Yes 0 No MC***

7. CONSIDERATION OF REZONING APPLICATION TO REZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (RSF) TO GENERAL AGRICULTURAL DISTRICT (AGD); KURT VAN EPERN ON BEHALF OF STEVEN D & MALIA P LOWNEY; PIN 090-0402-05; LOT 3 OF CSM #6024; COUNTY ROAD E (LOCATED ADJACENT TO THE SOUTH/WEST OF N3813 COUNTY ROAD E)

***Motion by Commissioner Conrad with second by commissioner McKenna to recommend to the Town Board approval of the rezoning application submitted by Kurt Van Epern on behalf of Steven D & Malia P. Lowney to rezone PIN 090-0402-05 (Lot 3 of CSM #6024; Adjacent to the South/West of N3813 County Road E) from Single Family Residential District (RSF) to General Agricultural District (AGD).***

***Vote: 7 Yes 0 No MC***

8. DISCUSSION ON PROPOSED LAND DIVISION/DEVELOPMENT OF W2150/W2152 MALLARD LANE; PIN 090-0260-00; WILLIAM J VAN CAMP

Jeff Kussow explained that dividing the subject lot into two lots may not be allowed per both Town of Freedom and Outagamie County Subdivision Ordinances. Jeff Kussow also explained that transferring the portion of the subject lot containing the duplex to PIN 090-0264-02 via CSM, resulting in a southern vacant lot, may be allowed per the Town Subdivision Ordinance, but may not be allowed per Outagamie County's interpretation of the County Subdivision Ordinance. Jeff Kussow also explained that demolishing/removing the existing duplex and constructing a new residence on the subject property would be allowable per both Town and County Subdivision Ordinances. Jeff Kussow stated that if Mr. Van Camp submits a proposal that complies with the County Subdivision and Zoning Ordinances, the proposal will comply with the Town Subdivision Ordinance and may be approved by the Town.

***Motion by Commissioner Conrad with second by commissioner Tiedt to direct the Town Attorney to draft a letter to the County urging the County to change their determination in regard to allowing the transfer of the portion of the subject lot containing the duplex to PIN 090-0264-02 via CSM, resulting in a southern vacant lot.***

***Vote: 7 Yes 0 No MC***

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

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 adopted Town Comprehensive Plan Future Land Use map. At the June 9, 2021, Plan Commission meeting the members requested a couple changes to the map. The county made the requested changes and provided the updated map.

***Motion by Commissioner Reinke with a second by Commissioner McKenna to approve the proposed Outagamie County Comprehensive Plan Future Land Use map dated June 14, 2021. Vote: 7 Yes 0 No MC***

10. DISCUSSION AND POSSIBLE ACTION ON AMENDING TOWN'S OFFICIAL MAP TO INCLUDE FUTURE PLANNED ROADWAYS

After discussion on amending the Town's Official Map to include future planned roadways shown on the Town's Comprehensive Plan Future Land Use Map it was decided the Jeff Kussow from Cedar Corporation would bring back copies of the ten individual sections that would be affected so the Plan Commission could compare the Town's Official Map and Future Land Use Map.

11. OTHER PROJECT UPDATES/TIMELINES

A. COUNTRY COURT LIVING/MIKE VANDENBERG FINAL PLAT

Jeff Kussow explained that Mike Vandenberg submitted a final plat application for the Country Court Living Plat to the Town, but the application is on hold until the plat receives preliminary plat approval from Outagamie County.

B. INDUSTRIAL PARK EXPANSION CONCEPT PLAN – No updates

C. SCHMIDT PROPERTY RESIDENTIAL DEVELOPMENT CONCEPT PLAN

Chairman Conrad said no action needed at this time. Discussion was had that a real estate sign for the Schmidt property had gone up. Chairman Conrad will continue working with Baird and the attorney to layout an incentive for the property.

D. OTHERS - Nothing

12. BUILDING PERMITS – as provided in packets (see attached).

13. SANITARY DISTRICT REPORT

Commissioner Evers reported that the Sanitary Commission met today and approved two resolutions for GEO Bonds to support the debt service.

Commissioner Evers talked about the Sanitary District looking at doing an expansion in 2026.

Commissioner Evers also reported that the Sanitary District does not know what the cause of the sink hole on the corner of County Road S and State Road 55.

The painting of the water tower will be starting around July 26, and it should take around 45 days.

14. FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held Wednesday, August 11, 2021, at 5:30 p.m.

15. ADJOURN

***Motion by Comm. Dollevoet with second by Comm. Mashlan to adjourn at 7:05 p.m.***

***Vote: 7 Yes 0 No MC***

Colleen M. Laha, Clerk/Treasurer