

Approved 11-13-2021

**PLAN COMMISSION MEETING
WEDNESDAY, SEPTEMBER 8, 2021
5:30 p.m.
FREEDOM TOWN HALL
W2004 COUNTY RD S**

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, and Ron Mashlan.

Chris Evers – present via Zoom

Also present: Clerk/Treasurer Colleen Laha, Deputy Clerk/Treasurer Billie Jo De Jong and Cedar Corporation Jeff Kussow.

Pledge recited.

VERIFICATION OF POSTING & ADOPT AGENDA

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 2nd day of September 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.

Vote: 7 Yes 0 No MC

CONSIDERATION OF MINUTES FOR THE AUGUST 11, 2021, MEETING

Motion by Commissioner Tiedt with second by Commissioner McKenna to approve the minutes of the August 11, 2021, meeting. Vote: 7 Yes 0 No MC

CORRESPONDENCE: NONE

CONSIDERATION OF SITE PLAN APPLICATION; KLINK PROPERTIES LLC; PIN 090-2111-00; W1941 INDUSTRIAL DR ***Jeff Kussow, Cedar Corporation, explained the Site Plan Application and proposed project. Kussow explained that the proposed project is required to comply with both the applicable requirements of the Town Site Plan Ordinance (Chapter 26, Town of Freedom Municipal Code) and the applicable requirements of the Declaration of Covenants and Restrictions for the First Addition to the Freedom Industrial Park Plat. Kussow explained that the applicant is requesting a waiver of the maximum driveway width requirement per Section 26.303(5) of the Town Site Plan Ordinance and have submitted a request addressing the ordinance criteria for waiving the maximum driveway width requirement. The Plan Commission determined that the applicant adequately demonstrated the need for the proposed driveway exceeding the maximum driveway width requirement and ordinance criteria for waiving the maximum driveway width requirement. The Plan Commission also determined that additional site landscaping and screening are not required for the proposed project.***

Motion by Commissioner Reinke with second by Commissioner Dollevoet to recommend approval for expansion of the parking area on the property addressed W1941 Industrial Dr. (PIN 090-2111-00) in the Industrial (IND) District with the following conditions:

- 1. The project shall comply with all applicable local, state, and federal codes/ordinance.***
- 2. The development/property shall comply with all requirements of the Declaration of Covenants and Restrictions for the First Addition to the Freedom Industrial Park Plat.***

- 3. Any substantial changes or additions to the site plan and/or building plans must be reviewed and approved by the Plan Commission and Town Board in accordance with the requirements of the Town of Freedom Site Plan Ordinance.**

Vote: 7 Yes 0 No MC

DISCUSSION AND POSSIBLE ACTION ON AMENDING THE TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP AND OFFICIAL MAP REGARDING FUTURE ROADS/STREETS

The Plan Commission and Jeff Kussow, Cedar Corporation, reviewed and compared specific sections of the future/planned roads shown on the Future Land Use Map. It was decided to make several changes to some of the sections that were reviewed. Jeff Kussow will make the necessary changes for review at a future Plan Commission meeting.

During discussion, a Town resident raised concerns regarding drainage and stormwater management issues on Ludwig Street.

OTHER PROJECT UPDATES/TIMELINES

A. ST PETER LUTHERAN SCHOOL BUILDING ADDITION; N2740 FRENCH RD

Jeff Kussow, Cedar Corporation, explained that he received a preliminary site plan for a proposed 35,883 sq. ft. building addition to the St Peter Evangelical Lutheran Church/school building on the property addressed N2740 French Rd. (PIN 090-0885-00). Kussow explained that the use and building on this property are classified as an “institutional” use and building. Since the Town’s Site Plan Ordinance (Chapter 26, Freedom Municipal Code) is only applicable to multi-family, commercial, and industrial uses and buildings, the Town Site Plan Ordinance is not applicable to this project and Site Plan Review is not required by the Town. Kussow explained that he sent an email to the property owner’s consultant (Steve Bruggeman, JSD Inc.) encouraging that the proposed addition complies with applicable requirements of the Town Site Plan Ordinance and that the final plans be submitted to the Town for review and recommendations by the Town.

Jeff will send a letter to as the property owner and Steve Bruggeman encouraging that the proposed addition complies with applicable requirements of the Town Site Plan Ordinance and that the final plans be submitted to the Town for review and recommendations by the Town.

B. INDUSTRIAL PARK EXPANSION CONCEPT PLAN – No updates.

C. SCHMIDT PROPERTY RESIDENTIAL DEVELOPMENT CONCEPT PLAN – There has been some developments with this property, and it may be discussed at a later time.

D. OTHERS - None

BUILDING PERMITS - as provided in packets (see attached).

SANITARY DISTRICT REPORT – Water Tower is progressing but taking longer than originally expected. The design and colors were approved and displayed at the meeting. The sanitary district will start directional boring to replace the sewer pipe on Ludwig Street in late September. It was also discussed that residents were upset with drainage issues they are having near Ludwig Street that have not been addressed. Brandon Conrad said they will keep it in mind when they determine the budget for next year.

With the water tower being out of commission there is concern that there may be issues with the well pumping properly. The large well has a hole in the line so they are only getting 80% capacity currently. As soon as the painting of the water tower is completed this issue will be addressed.

FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held Wednesday, October 13, 2021, at 5:30 p.m.

ADJOURN

Motion by Comm. Dollevoet with second by Comm. Mashlan to adjourn at 6:50 p.m.

Vote: 7 Yes 0 No MC

Colleen M. Laha
Clerk/Treasurer