

Approved 3-9-2022
PLAN COMMITTEE MEETING
WEDNESDAY, JANUARY 12, 2022
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 5:32 p.m.

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

Also present: Colleen Laha, Clerk, Jennifer Andersen, Deputy Clerk, Jeff Kussow, Cedar Corporation and Ken Jaworski, Cedar Corporation.

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 10th day of January 2022 at 3:00 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: 6 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR THE NOVEMBER 10, 2021 PLAN COMMISSION MEETING

Motion by Commissioner Tiedt with second by Commissioner Evers to approve the minutes of the November 10, 2021 Plan Commission Meeting.

Vote: 6 Yes 0 No MC

4. CONSIDERATION OF MINUTES FOR THE DECEMBER 8, 2021 PUBLIC HEARING REGARDING THE PROPOSED TERRITORY PROJECT PLAN AMENDMENT ONE FOR TID NO. 1

Motion by Commissioner McKenna with second by Commissioner Tiedt to approve the minutes of the December 8, 2021, Public Hearing regarding the proposed Territory Project Plan Amendment One for TID No. 1.

Vote: 6 Yes 0 No MC

5. CONSIDERATION OF MINUTES FOR THE DECEMBER 8, 2021 JOINT PLAN COMMISSION AND PARK COMMITTEE MEETING

Motion by Commissioner Evers with second by Commissioner Tiedt to approve the minutes of the December 8, 2021 Joint Plan Commission and Park Committee Meeting.

Vote: 6 Yes 0 No MC

6. CORRESPONDENCE: Nothing

7. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; AUSTIN T VOSTERS & KEVIN D BOWERS; PIN 090-0366-06 (SOUTHEAST CORNER OF CTH S/MC HUGH RD INTERSECTION); MC HUGH RD

Motion by Commissioner Evers with second by Commissioner Reinke to recommend approval of Certified Survey Map Application; Austin T Vosters & Kevin D Bowers; PIN 00-0366-06 (Southeast corner of CTH S/Mc Hugh Rd intersection); Mc Hugh Rd with no conditions.

Vote: 6 Yes 0 No MC

8. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; DON O & NANCY GEHRING/ST PETER'S LUTHERAN CHURCH; PIN 090-0881-00, 090-0885-00 (N2740 FRENCH RD), & 090-0887-00; FRENCH RD

Motion by Commissioner Evers with second by Commissioner Mashlan to recommend approval of Certified Survey Map Application; Don O & Nancy Gehring/St. Peter's Lutheran Church; PIN 090-0881-00, 090-885-00 (N2740 French Rd), & 090-0887-00; French Rd

Vote: 6 Yes 0 No MC

9. DISCUSSION AND REVIEW OF ST PETER LUTHERAN SCHOOL BUILDING ADDITION; PIN 090-0885-00; N2740 FRENCH RD

Jeff Kussow, Cedar Corporation, explained that the proposed school addition was introduced to the Plan Commission in September 2021, and that since this is an institutional type use the Town can't require site plan review. Kussow explained that he requested as a courtesy that St. Peter's bring the proposal to the Plan Commission for informal review/comment. Plan Commission reviewed the plans and had no recommendations.

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

Jeff Kussow explained that changes to the future road mapping as requested by the county were completed. Kussow stated he received a response from the state and they had no suggested changes. Kussow explained the next steps are to prepare the final Future Land Use Map and Official Map and conduct official adoption procedures after Town Board approval to proceed.

Motion by Commissioner McKenna with second by Commissioner Tiedt to approve the Town Comprehensive Plan Future Land Use Map and Official Map regarding Future Roads/Streets as presented by Jeff Kussow.

Vote: 6 Yes 0 No MC

11. OTHER PROJECT UPDATES/TIMELINES

A. TOWN OPEN SPACE AND RECREATION PLAN UPDATE

Jeff Kussow stated that he and Ken Jaworski met with the Park Committee on January 5th. At that meeting, the Park Committee updated goals, objectives and existing facilities descriptions from the previous plan. Kussow explained they had an extensive discussion regarding future plans for the VFW Park and possibly purchasing property to expand the park.

Kussow explained that updating the plan would make the Town eligible to apply for DNR Stewardship land acquisition grants.

Kussow explained that Cedar will be assisting in creating a community survey for people to provide input on the plan update and the future of parks and recreation in the Town.

Kussow explained they will be meeting with the Park Committee in early February to discuss plan recommendations and projected projects.

Kussow and the Commission discussed existing undeveloped trail easements within the Town.

Kussow explained that Cedar will be creating simple site plans for all Town parks showing existing facilities and any proposed improvements.

B. COUNTRY FIELDS PLAT (SCHMIDT PROPERTY)

Jeff Kussow presented the Country Fields Concept Plat showing 75 proposed lots. The Plan Commission inquired about and discussed green space/parks and trails/sidewalks. Kussow explained that no green space/parks or trails/sidewalks are shown on the concept plat. Kussow explained the ordinance provision which allows a fee in lieu of park land dedication, which is paid at the time of building permit

application. Kussow explained the subdivision will have curb and gutter per the Town road standards. Kussow explained that the property will need to be rezoned and the proposed plat will need to go through all plat approval processes. Kussow stated he will inform the applicants of the Plan Commission's comments regarding green space/parks and trails/sidewalks.

C. INDUSTRIAL PARK EXPANSION – Nothing new to report.

D. OTHERS – Nothing.

12. BUILDING PERMITS – as presented.

13. SANITARY DISTRICT REPORT – Chris Evers said that they have a punch list of items that need to be taken care of with the expansion down 55. The expansion will be re-evaluated in the spring with regard to settling issues. Ludwig Street was not done to the District's satisfaction, however if the Town is going to do Ludwig Street this year the Sanitary District could get a \$6,000.00 credit.

There next project is the Bell Court/Elk Lane Project. They will be replacing all of the concrete sewer pipe going down Elk Lane. The Bell Court area has the newer plastic PVC type sewer pipe which is in very good shape so they will not be doing any reconstruction to that pipe.

The water tower has been finished. There are a couple of punch list items to be completed in the spring. They have made their final payment. The project came in at budget at a cost of \$298,000.00.

14. FUTURE MEETING SCHEDULE – February 9, 2022 at 5:30 p.m.

15. ADJOURN

Motion by Commissioner Reinke with second by Commissioner Mashlan to adjourn at 6:34 p.m.

Vote: 6 Yes 0 No MC

Colleen M. Laha Clerk/Treasurer