

Approved 5/11/2022

Plan Commission Meeting Minutes

Wednesday, April 13, 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 5:30 p.m.
Commissioners present: Dan Reinke, Darin Tiedt, Henry McKenna, Ron Mashlan, Chris Evers and Mark Dollevoet.
Also Present: Jennifer Andersen, Deputy Clerk/Treasurer and Jeff Kussow with Cedar Corporation.
Chairman Brandon Conrad led in the Pledge of Allegiance.

2. VERIFICATION OF POSTING & ADOPT AGENDA –
Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 11th day of April, 2022 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 a second by Commissioner Tiedt to approve the agenda.
Vote: 7 Yes 0 No Motion Carried

3. CONSIDERATION OF MINUTES FOR THE NOVEMBER 10, 2021, DECEMBER 8, 2021, MARCH 9, 2022 AND APRIL 6, 2022 PLAN COMMISSION MEETINGS –
Jennifer Andersen stated that the November/December minutes were approved in January and did not need to be approved again.
Motion by Commissioner Evers with a second by Commissioner McKenna to approve the minutes from March and April Plan Commission Meetings.
Vote: 7 Yes 0 No Motion Carried

4. CONSIDERATION OF SITE PLAN APPLICATION FOR A NEW COMMERCIAL STORAGE/MINI-STORAGE ESTABLISHMENT; JERRY VAN LANEN; PIN 090-0620-03 (SOUTHEAST CORNER OF SCHMIDT RD/COUNTY RD E INTERSECTION); SCHMIDT RD –
Jeff Kussow, Cedar Corporation, reminded the Plan Commission that this Site Plan Application was reviewed at the March Plan Commission meeting and the Commission decided to table the application for review at the April meeting. Jeff Kussow provided a summary of the application, the proposed commercial storage/mini-storage establishment project, and the staff report provided to Commission members in their meeting packets.
Chairman Conrad allowed Town Residents in attendance to address their concerns regarding the commercial storage/mini-storage establishment.

Commissioner Evers departed meeting at 7:11 p.m.

Motion by Commissioner McKenna with a second by Commissioner Tiedt to deny the Consideration of Site Plan Application.
The Plan Commission was generally opposed to the proposed project due to the following reasons:
 1. **Too much conflict with surrounding uses.**
 2. **Opposition by neighbors.**
 3. **There are other opportunities for this type of development within the Town.**
 4. **The development does not fit the "Low Intensity" commercial corridor designation/description of the Town Site Plan Ordinance and Comprehensive Plan.**

Vote: 5 Yes 1 No Motion Carried Commissioner Reinke Opposed

5. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; KENNETH F STELLMACHER AND GARY L & KATHRYN A SCHABO LIVING TRUST; PIN 090-0065-00; COUNTY ROAD J –
Jeff Kussow, Cedar Corporation, provided a summary of the Certified Survey Map Application, the proposed 1-lot Certified Survey Map, and the staff report provided to Commission members in their meeting packets.. Motion made by Commissioner Tiedt with a second by Commissioner Mashlan to approve the Certified Survey Map Application without conditions.
Vote: 6 Yes 0 No Motion Carried

6. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; ANDY J & DANA A VERKUILEN; PIN 090-0176-02; W3106 GARVEY ROAD –
Jeff Kussow, Cedar Corporation, provided a summary of the Certified Survey Map Application, the proposed 2-lot Certified Survey Map, and the staff report provided to Commission members in their meeting packets.. Motion made by Commissioner Dollevoet with a second by Commissioner McKenna to approve the Certified Survey Map Application without conditions.
Vote: 6 Yes 0 No Motion Carried

7. DISCUSSION ON COMPREHENSIVE PLAN TEXT AND FUTURE LAND USE MAP AMENDMENT FOR SUPPORT OF PROPOSED VFW MEMORIAL PARK EXPANSION; PIN 090-1398-00, 090-1520-00, 090-0376-02 –
Jeff Kussow, Cedar Corporation, explained the need for Comprehensive Plan text and Future Land Use map amendments for support of the proposed VFW Memorial Park expansion. Jeff Kussow explained that the Town will be submitting an application for DNR Stewardship Grant funds for the acquisition of land adjacent to the north of the existing VFW Memorial Park. Jeff Kussow explained that in order to support this land acquisition, the Town should consider amending this property's future land use category/designation on the Comprehensive Plan Future Land Use map and consider text amendments in the Comprehensive Plan. The Plan Commission agreed with the need for Comprehensive Plan text and Future Land Use map amendments to support the proposed VFW Memorial Park expansion.
Motion made by Commissioner Tiedt with a second by Commissioner Dollevoet to direct Jeff Kussow to prepare Comprehensive Plan text and Future Land Use map amendments for discussion and consideration at a future meeting.
Vote: 6 Yes 0 No Motion Carried

8. CORRESPONDENCE:
 - A. OUTAGAMIE COUNTY/TOWN FUNDING AGREEMENT FOR COUNTY ROAD E RECONSTRUCTION AND MULTIMODAL TRAIL CONSTRUCTION-
Jeff Kussow, Cedar Corporation, explained that the Town entered into a funding agreement with Outagamie County for the reconstruction of a portion of CTH E, which would include the construction of a multi-modal trail within the CTH E right-of-way from the Freedom Elementary School to the Freedom Middle/High School. Jeff Kussow explained that the County is applying for a grant to provide funding for this project and the project is contingent upon the County receiving grant funds.

9. OTHER PROJECT UPDATES/TIMELINES
 - A. FUTURE ROADS MAPPING FOR UPDATE TO TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP AND OFFICIAL MAP –
Jeff Kussow, Cedar Corporation, informed the Plan Commission that these amendments/updates to the Town's Official Map will be reviewed at the next Plan Commission Meeting. Jeff Kussow explained that affected properties will be sent a special notice of the proposed changes so they may be present at the meeting to provide public input.

- B. TOWN OPEN SPACE AND RECREATION PLAN UPDATE –
Jeff Kussow, Cedar Corporation, informed the Plan Commission that there will be a Park Committee meeting in May to review/consider the final draft of the updated Open Space and Recreation Plan.
- C. INDUSTRIAL PARK EXPANSION –
None
- D. OTHERS –
None

10. BUILDING PERMITS –
In the packets for Board to review.

11. SANITARY DISTRICT REPORT –
No one available to report.

12. FUTURE MEETING SCHEDULE –
Wednesday, May 11th at 5:30 p.m.

13. ADJOURN –
*Motion made by Commissioner Dollevoet with a second by Commissioner Reinke to adjourn at 8:04 p.m.
Vote: 6 Yes 0 No Motion Carried*

Respectfully Submitted,

*Jennifer Andersen, Deputy Clerk/Treasurer
and
Jeff Kussow, Cedar Corporation*