

**Approved 7/27/2022**

**PUBLIC HEARING**

WEDNESDAY, MAY 25, 2022

6:00 p.m.

FREEDOM TOWN HALL

W2004 COUNTY RD S

Public Hearing for the proposed changes and additions are amendments to planned/future streets identified in Sections 1, 2, 10, 11, 14, 15, 21, 22, 23, and 28 of the Official Map of the Town of Freedom was called to order at 6:00 p.m. by Chairman Charles Kramer.

Chairman Kramer announced that anyone wanting to speak in will need to state their name.

Bob Van Camp spoke in favor of leaving his property in Section 10 as it is on the 1995 Official Map. Van Camp said it may or may not go the way it is map on the 1995 Official Map and he would like the roads to remain on the map.

Colleen Laha asked that the street in parcel 090039500 to be removed. The Plan Commission recommended removal of the proposed street at the May 11<sup>th</sup> Plan Commission Meeting.

Lori Greiner asked that the street where she was planning to build be removed. Jeff Kussow pointed out that the street had already been removed in the proposed amended 2022 Official Map.

Chairman Charles Kramer asked three times for anyone against the proposed changes and additions to the Proposed Official Map of the Town of Freedom to speak. After no one responding Chairman Charles Kramer asked three times anyone for or against to speak.

Following no additional discussions Chairman Charles Kramer asked for a motion to adjourn the Public Hearing.

***Motion made by Supervisor Brandon Conrad and a second by Supervisor Kevin Schuh to adjourn at 6:08 P.M.***

***5 Yea / 0 Nay Motion Carried: Yes***

**Approved 7/27/2022**

**TOWN BOARD MEETING**

WEDNESDAY, MAY 25, 2022

**Immediately following public hearing which begins at 6:00 p.m.**

FREEDOM TOWN HALL

W2004 COUNTY RD S

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE –  
*Meeting called to order by Chairman Charles Kramer at 6:09 p.m.*  
*Members present: Supervisor Kevin Schuh, Supervisor Jason Vandenberg, Supervisor Brandon Conrad and Supervisor Margo Fox.*  
*Also present: Clerk/Treasurer Colleen Laha, Deputy Clerk/Treasurer Jennifer Andersen, Attorney Steve Frassetto, Jeff Kussow from Cedar Corporation.*  
*Silent Invocation.*  
*Supervisor Brandon Conrad led 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 19<sup>th</sup> day of May, 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.*  
*Amended Agenda: Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 20<sup>th</sup> day of May, 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 made by Supervisor Brandon Conrad with a second by Supervisor Kevin Schuh to adopt the agenda.*  
*5 Yea / 0 Nay Motion Carried: Yes*
  
3. CONSIDERATION OF MINUTES OF 4/27/2022 & 5/4/2022 MEETINGS –  
*Supervisor Margo Fox questioned number 11 from the April 27 meeting that there was a blank that needed to be filled in regarding changing the insulation on the Town Hall roof replacement. The clerk stated that she was contacting Cedar Corporation for that information.*  
*Motion made by Supervisor Brandon Conrad with a second by Supervisor Kevin Schuh to approve the minutes of 4/27/2022 and 5/4/2022.*  
*5 Yea / 0 Nay Motion Carried: Yes*
  
4. PUBLIC COMMENT SESSION –  
*A resident commented that numerous cars are passing the buses on County Road E while the red lights are flashing, and children are getting on and off the bus. Deputy Clay Paulson from the Outagamie County Sheriff's Department will check it out.*
  
5. PLAN COMMISSION REFERRALS:
  - A. Concept Plan Application review/discussion for proposed contractor shop condos; Taylor Vandewettering on behalf of Field of Scenes LLC; N3732 Uni Drive; PIN 090-0381-00 –  
*Supervisor Brandon Conrad presented the concept plan application for the proposed contractor shop condos from Taylor Vandewettering on behalf of Field of Scenes. Jeff Kussow,*

*from Cedar Corporation explained the property owner would like to rezone the property from Local Commercial to Industrial. If the rezoning to Industrial is approved, the existing/remaining outdoor movie theater and bar uses on the property will become*

*“nonconforming uses”. The proposed development will need a comprehensive plan/future land use map amendment, rezoning, and site plan review/approval, and that the applicants are looking for the Town’s input prior to proceeding with formal application submittals. At the May 11<sup>th</sup> Plan Commission Meeting the commissioners were in general support of the redevelopment proposal. The Plan Commission thought the phased idea was smart, that the buildings looked good, and appreciated the applicant going through concept plan review prior to moving forward.*

*The Town Board agreed that the proposed development would be a good fit for the neighborhood and the Town as whole. No action is necessary at this time.*

B. Consideration and action on proposed amendments to Town of Freedom Official Map, amending the location of “future streets” in Sections 1, 2, 10, 11, 14, 15, 21, 22, 23, and 28 in the Town of Freedom –

*Motion by Supervisor Brandon Conrad with second by Supervisor Kevin Schuh to approve the proposed amendments to the Official Map of the Town of Freedom, amending the planned future streets identified in Sections 1, 2, 11, 14, 15, 21, 22, and 23 of the Official Map of the Town of Freedom, subject to the modifications to Sections 1, 2, 15, 21, and 22 as recommended by the Town of Freedom Plan Commission. The proposed amendment to Section 10 and 18 of the Official Map of the Town of Freedom are denied.*

*4 Yea / 1 Nay Motion Carried: Yes*

*Chairman Charles Kramer Opposed. Supervisor Jason Vandenberg Abstained.*

6. DISCUSSION AND POSSIBLE ACTION ON LETTER FROM KARA HOMAN, OUTAGAMIE COUNTY DEVELOPMENT & LAND SERVICES DEPT. DIRECTOR, REGARDING SHARON ROSE CT. RE-ADDRESSING –

*The Town Board discussed the letter from Kara Homan explaining the addressing/road name issue and two options to address the anomalies in both street naming and addressing in and around the East/West portion of Sharon Rose Court within the Garden Estates Plat while reviewing the Country Field Estates.*

*Following are the two options:*

*OPTION 1: Rectify all issues at once (Recommended by County staff)*

*Rename the portion of Sharon Rose Court that is between the proposed Country Fields Plat and where the road terminates at Parcel ID #090061504, to Schmidt Road. Nine properties will receive a new street name; seven of those will retain their address assignment. Two properties will be assigned new address number/directional prefix as follows: Parcel ID #090018400 from N3670 to W2254; Parcel ID #090061501 from N3660 to W2238.*

*OPTION 2: Phased implementation, driven by development to west and east.*

*Phase 1 (2022): - Triggered by platting of Country Field Estates*

*Rename a portion of Sharon Rose Court between Country Field Estates Plat and the intersection of Sharon Rose Court (N/S portion). Three properties will receive a new road name.*

*No address reassignments are required during Phase 1.*

**Phase 2 (future) – Most likely to be triggered at such time Parcel ID #090061404 (east of Garden Estates Plat) is developed and a road aligning with Schmidt Rd and E/W Sharon Rose Court is extended eastward. At such time the remaining properties of E/W Sharon Rose Court would be renamed, and non-compliant address numbers and directional prefixes would be reassigned. Outagamie County reserves the right to bring the road name and remaining addresses into compliance at any time.**

**Fire Chief Mark Green and Outagamie County Sheriff's Office agreed that Option 1 was cleaner and would be better in the long run.**

**Motion by Supervisor Brandon Conrad with second by Supervisor Margo Fox to proceed with Option 1 with the County.**

**3 Yea / 1 Nay Motion Carried: Yes Supervisor Jason Vandenberg – Abstained  
Chairman Charles Kramer - Opposed**

7. DISCUSSION ON COUNTRY FIELDS SUBDIVISION PLAT ENGINEERING – ROADWAY AND STORM SEWER – 2<sup>ND</sup> REVIEW –

**Justin from Cedar Corporation discussed the updated version of letter. The developer still needs to update the final plans, specs, permits, necessary approvals and developers' agreement prior to any construction. Jason Vandenberg said there are some numbers that need to be added in the agreement. Attorney Steve Frassetto stated he is working with the Sanitary District and the Town to keep language in the agreement with areas that are still blank due to the erosion control with County and Sanitary District.**

**Jason would like the Town Board to consider concrete roads versus asphalt.**

8. CONSIDERATION AND ACTION ON OPTION TO PURCHASE NEW DOOR AND OPERATOR FOR SOUTH END OF BUILDING –

**Motion made by Supervisor Brandon Conrad with a second by Supervisor Kevin Schuh to approve the south door and automatic opener but not to exceed \$5,000.00.**

**NOTE: Money is to be transferred from the contingency fund.**

9. OPERATOR LICENSE –

**Motion by Supervisor Jason Vandenberg with second by Supervisor Brandon Conrad to approve operator licenses for the following: Kristin Beihoff, Jolie Gartzke, Jennifer Bupp, Ronald Foster, and Katie Feucht pending police background checks.**

**5 Yea 0 Nay Motion Carried: Yes**

10. DEPARTMENT REPORTS –

**Engineering Report - Cedar Corporation, everything was covered earlier in meeting.**

**Attorney Report – Steve Frassetto stated he sent draft of developer's agreement for Country Fields to Sanitary District, and he just received their comments back and there are a few items that need to be cleaned up, but final approval should be ready for next week. Steve also stated the Drainage Board is willing to meet. He is wondering if it should just Charlie, Bill and himself or who they would recommend? Chairperson Charlie Kramer said we should do something. Steve said he will coordinate with Justin and get something going.**

*Park Report – Margo Fox stated at there last meeting some issues that were addressed was fostering an agreement between FHS and FAA and needs that are down there. Since the last meeting the vandalism in the park has decreased. May be due to the restrooms being locked at night. There was talk about possibly getting wireless internet at the park, so that the cameras would be accessed easier and if locks needed to be adjusted, it could other than by hand.*

*Fire Department Report – Mark Green stated the maintenance on the overhead doors and generator is taken care of. The annual was missed on the sprinklers system, but Mark said he is working on it and is getting set up for having a yearly check.*

*Chairman Charlie Kramer informed the Town Board the cleaning company that we have will not clean the Historical Society anymore. Supervisor Brandon Conrad asked if Clerk/Treasurer Colleen Laha would send a copy of the contract to the Town Board. Colleen stated we do not have a contract and she is looking for a cleaner for the Historical Society.*

11. ANY BOARD MEMBER CONCERNS –

***STRIKE FROM AGENDA, TOO BROAD OF DISCRPTION.***

12. CONSIDERATION OF VOUCHERS/DIRECT DEPOSITS –

***Motion by Supervisor Brandon Conrad with second by Supervisor Kevin Schuh to approve vouchers #32595-32646, direct deposits # 10601-10623, EFT's, Fire Dept/EMS Check # 1042-1043, Void Fire Department Check #1041 & Chase Check #32626.***

***5 Yea / 0 Nay Motioned Carried: Yes***

***Motion by Supervisor Brandon Conrad with second by Supervisor Kevin Schuh to approve TID #1 check 148.***

***4 Yea / 0 Nay Motioned Carried: Yes***

***Supervisor Jason Vandenberg abstained from approving TID #1 check.***

13. ADJOURN –

***Motion made by Supervisor Kevin Schuh and a second by Supervisor Jason Vandenberg to adjourn at 7:48 P.M.***

***5 Yea / 0 Nay Motion Carried: Yes***

Respectively submitted  
Colleen M. Laha,  
Clerk/Treasurer