

Approved September 14, 2022  
**PLAN COMMISSION MEETING**  
FREEDOM TOWN HALL  
W2004 COUNTY RD S  
WEDNESDAY, August 10, 2022  
5:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE  
*Meeting called to order by Chairman Brandon Conrad at 5:30 p.m.*  
*Commissioners present: Brandon Conrad, Dan Reinke, Ron Mashlan, Chris Evers, Henry McKenna and Mark Dollevoet.*  
*Commissioner Darin Tiedt excused.*  
*Also Present: Colleen Laha, Clerk/Treasurer, Jeff Kussow and Ken Jaworski 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 4<sup>th</sup> day of August, 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 Commissioner Reinke with a second by Commissioner Mashlan to approve the agenda adjusting the order with item 5. In 4<sup>th</sup> place, item 7. In 5<sup>th</sup> place, item 6. Stays the same and item 4. in 7<sup>th</sup> place.*  
*Vote: 6 Yes 0 No Motion Carried*
  
3. CONSIDERATION OF MINUTES FOR THE JUNE 8, 2022 PLAN COMMISSION MEETING  
*Motion by Commissioner Evers with a second by Commissioner Dollevoet approve the minutes from June 8, 2022 Meeting.*  
*Vote: 5 Yes 0 No Motion Carried Commissioner Henry McKenna abstained.*
  
4. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION FOR A 2-LOT CERTIFIED SURVEY MAP; ELIZABETH GARVEY; PIN 090-0227-00; N4304 VINE ROAD  
Jeff Kussow, Cedar Corporation, provided an overview of the Certified Survey Map Application to divide the subject parcel into two lots for the purpose of separating the home from the farm parcel.  
*Motion by Commissioner McKenna with a second by Commissioner Evers to recommend approval of Certified Survey Map Application for a 2-lot Certified Survey Map; Elizabeth Garvey; PIN 090-0227-00; N4304 Vine Road with no conditions.*  
*Vote: 6 Yes 0 No Motion Carried*
  
5. OUTAGAMIE COUNTY FARMLAND PRESERVATION PLAN UPDATE; REVIEW OF DRAFT/PROPOSED TOWN OF FREEDOM FARMLAND PRESERVATION MAP  
Jeff Kussow, Cedar Corporation, explained that the County is currently in the process of updating the County Farmland Preservation Plan and that the County is requesting the Town and provide input on the draft Farmland Preservation Map for the Town. Jeff provided an overview of the State Farmland Preservation Program which makes tax credits available to land owners with farm land in towns that participate in the program. Jeff provided an overview of the Farmland Preservation Program PowerPoint presentation that the County has on their website. Jeff explained that the Town currently does not participate in the Farmland Preservation Program. Jeff explained

Farmland Preservation Zoning and Agricultural Enterprise Areas, which are specific components of the Farmland Preservation Program that provide a means for farmers to receive tax credits.

Ken Jaworski, Cedar Corporation, went on to explain that there are several things that need to be done to create Farmland Preservation Zoning, and the first step is developing a Farmland Preservation map showing the areas in your town that will stay agricultural for the next 20 years.

Commissioner Evers asked the farmland owners that were present at the meeting if they were interested in participating in the Farmland Preservation Program, and they did not think it was worth tying up their land for fifteen years for the tax credits.

Commissioner Evers and Chairman Conrad stated that they felt it was not in the best interest of the Town for the Town to participate in the Farmland Preservation Program.

Jeff explained that the County still needs to update the Farmland Preservation map. Jeff had reviewed the map and provided suggested changes (remove parcels owned by the Freedom School District in which a future high school is planned and parcel that was recently added to TID #1. The Plan Commission directed Jeff to respond to the County and request the parcels discussed at tonight's meeting be removed from farmland preservation.

6. CONSIDERATION OF SITE PLAN APPLICATION FOR A CONTRACTOR STORAGE YARD AND STORAGE ESTABLISHMENT DEVELOPMENT; TJS PROPERTIES LLC; PIN 090-0381-00; N3732 UNI DRIVE

Jeff Kussow, Cedar Corporation, provided an overview of the Site Plan Application for a contractor storage yard and storage establishment on the subject property consisting of one (1) 60 ft. x 382 ft. multi-tenant building, one (1) 80 ft. x 270 ft. multi-tenant building, on-site parking, and a stormwater detention pond. Jeff explained that the proposed development will replace the northern outdoor theater screen and parking area. Jeff explained that an amendment to the Town Comprehensive Plan Future Land Use Map to designate this property as future "commercial/industrial" was approved by the Town on June 22, 2022, and rezoning of this property to the Industrial (IND) district was approved by the County Board on August 9, 2022. Jeff explained that the southern outdoor theater screen, its associated parking area, and the existing bar will remain in operation at this time.

Jeff explained that access to the development is proposed via an existing driveway from Parkway Lane located north of the subject property, but a legal easement over the driveway does not exist at this time. Jeff explained that the applicants are working with the adjacent property owner to obtain legal easement over the driveway. Jeff explained that the application and proposed development meet Site Plan Ordinance requirements except for exterior wall coverage requirements. The Plan Commission recommended that the exterior building materials be approved as proposed.

The Plan Commission discussed plans for the future Parkway Ln. road extension at length. The Plan Commission requested that an agenda item regarding the future Parkway Ln. road extension be put on the next Town Board meeting agenda for discussion.

***Motion by Commissioner McKenna with second by Commissioner Mashlan to recommend approval of Site Plan Application for a Contractor storage Yard and Storage Establishment Development; TJS Properties LLC; PIN 090-0381-00; N3732 Uni Drive with the following 11 conditions:***

1. *This approval is only for the 60 ft. x 382 ft. multi-tenant building, 80 ft. x 270 ft. multi-tenant building, on-site parking, and stormwater detention pond, as identified on sheets C2.0, C3.0, and C4.0 of the plans submitted with this application. Any future additions and/or buildings shall require a new Site Plan review/approval by the Town.*
2. *The project shall comply with all applicable local, state, and federal codes/ordinance.*
3. *All required stormwater management and erosion control permits shall be obtained from Outagamie County and the Wisconsin Department of Natural Resources prior to commencing construction and prior to issuance of the Town Building Permit(s).*
4. *Final building plans shall be submitted to the Town of Freedom prior to commencing construction and prior to issuance of the Town Building Permit(s).*
5. *Final utility plans shall be submitted to the Town of Freedom and Freedom Sanitary District No. 1 and approved by their respective engineer(s) prior to commencing construction and prior to issuance of the Town Building Permit(s).*
6. *Proof of legal driveway easement access from the subject property to Parkway Ln. shall be submitted to the Town prior to commencing construction and prior to issuance of the Town Building Permit(s). Any change in driveway access to the development will require a new Site Plan Application to be submitted to the Town for review and approval by the Town Plan Commission and Town Board.*
7. *Any future signage shall comply with all applicable requirements of the Town Site Plan Ordinance and Outagamie County code requirements.*
8. *Outdoor refuse/recycling containers and any future outdoor storage shall comply with all applicable requirements of the Town Site Plan Ordinance.*
9. *All on-site parking and internal drive areas identified on sheets C2.0, C3.0, and C4.0 of the plans submitted with this application shall be paved with asphalt or concrete within 6 months of completion of the buildings approved with this Site Plan approval or December 1, 2024, whichever comes first.*
10. *All on-site landscaping (i.e., grass/lawn & trees) shall be completed/installed within 6 months of completion of the buildings approved with this Site Plan approval or December 1, 2024, whichever comes first.*
11. *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. Determination of whether a change or addition is substantial shall be at the discretion of the Town Engineer and/or Town Planner.*

***Vote: 6 Yes 0 No Motion Carried***

7. CORRESPONDENCE:

*Jeff Kussow, Cedar Corporation, explained that the Outagamie County Development and Land Services Department is considering amendments to the County zoning code. Jeff explained that the County created a public input survey and they are requesting Town officials and staff to complete the survey to provide input on potential County zoning code amendments. Jeff went through the survey questions with the Plan Commission.*

*Jeff Kussow, Cedar Corporation, also recommended that the Town should consider creating a solar energy ordinance.*

8. OTHER PROJECT UPDATES/TIMELINES

- A. COUNTRY FIELDS SUBDIVISION - *Jeff Kussow, Cedar Corporation, reported construction of Country Fields Subdivision is scheduled to begin August 11<sup>th</sup>.*
- B. OTHERS – *Jeff Kussow, Cedar Corporation, stated he received a call from someone in Texas inquiring about a possible future mixed use development in the Town and if the*

*Town would be interested. Jeff stated that he told the individual that the Town is open to development, but additional details are needed to determine if it would be a right fit for the Town. Jeff explained that the individual did not provide any specific details on location or proposed uses.*

9. BUILDING PERMITS – will be presented at next month's meeting.

10. SANITARY DISTRICT REPORT

*Commissioner Evers reported that the Sanitary District was finishing up on Bell Court and Ludwig Street.*

*The bill for the water tower was paid.*

11. FUTURE MEETING SCHEDULE

*Chairperson Conrad stated the next tentative meeting will be September 14, 2022 at 5:30 p.m. depending on planning needs for the Town.*

12. ADJOURN

*Motion made by Commissioner Dollevoet with a second by Commissioner Reinke to adjourn at 6:46 p.m.*

*Vote: 6 Yes 0 No Motion Carried*

Respectfully submitted,

Colleen M. Laha, Clerk/Treasurer