

**TOWN BOARD MEETING
WEDNESDAY, JANUARY 25, 2023
6:00 p.m.
FREEDOM TOWN HALL
W2004 COUNTY RD S**

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE
2. VERIFICATION OF POSTING/ADOPT AGENDA
3. CONSIDERATION OF MINUTES OF TOWN BOARD MEETING ON 10/10/2022, 10/24/2022, 11/16/2022, 12/21/2022, SPECIAL TOWN BOARD MEETINGS ON 12/7/2022
4. PUBLIC COMMENT SESSION (maximum 15 minutes total)
5. DISCUSSION AND POSSIBLE ACTION FOR TOWN HALL AUDIO AND VIDEO SYSTEM QUOTES
6. DISCUSSION AND POSSIBLE ACTION TO EXTEND INTERIM ADMINISTRATOR PERIOD OF TIME AND CLARIFY HOURS
7. OPERATOR LICENSES – Hanna Brems, James Van Thiel, Lok Giri, Brooke Ellingson and Valerie Caelwaerts
8. ST. NICHOLAS TEMPORARY CLASS B LIQUOR LICENSE FOR FEBRUARY 25-26TH, WINTERFEST
9. BILL KOHRT - DISCUSSING DRAINAGE ISSUE
10. PLAN COMMISSION REFERRALS:
 - a. App #2022-CSM-6; Linda Borneman on behalf of Patricia Murphy Survivors Trust; 2-Lot Certified Survey Map; PIN 090-0205-07; Martys Court
 - b. App #2022-CSM-7; Linda Borneman on behalf of Patricia Murphy Survivors Trust; 4-Lot Certified Survey Map; PIN 090-0205-00 & 090-0206-00; Martys Court
 - c. App #2022-CSM-8; Linda Borneman on behalf of Patricia Murphy Survivors Trust; 2-Lot Certified Survey Map; PIN 090-0188-02; County Road C / County Rd S
 - d. App #2022-CSM-9; Carow Land Surveying on behalf of Jean A Fox (LE)/Michael J Fox et al.; 2-Lot Certified Survey Map; PIN 090-0674-00; W1514 COUNTY RD UU
11. DEPARTMENT REPORTS –
 - a. ADMINISTRATOR REPORT –
 - b. PARK REPORT –
 - c. FIRE DEPARTMENT REPORT –
 - d. FIRST RESPONDER REPORT –
 - e. HIGHWAY DEPARTMENT REPORT –
 - f. ATTORNEY REPORT –
 1. Update on Chairperson Charles Kramer Censure
12. CONSIDERATION OF VOUCHERS/DIRECT DEPOSITS
13. MOVE TO CLOSED SESSION pursuant to Section 19.85 (1) (f) of the Wisconsin Statutes, considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations. (Fox Investigation, Vandenberg Investigation, Kramer Complaint)
MOVE TO CLOSED SESSION pursuant to Section 19.85 (1) (g) of the Wisconsin Statutes, conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. (Van Lanen Appeal)
14. RETURN TO OPEN SESSION
15. ANY ACTION AS A RESULT OF THE CLOSED SESSION
16. IDENTIFY FUTURE AGENDA ITEMS
17. ADJOURN

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 24th of January 2023 at 4:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and Shop & Save Mart/ Halesi, LLC.

Colleen Laha, Clerk/Treasurer

FREEDOM TOWN BOARD BUDGET WORKSHOP MINUTES
Monday, October 10, 2022 7:00 P.M.
TOWN HALL
W2004 COUNTY RD S, FREEDOM

Members present: Chairman Charles Kramer, Supervisor Kevin Schuh, Supervisor Jason Vandenberg, Supervisor Brandon Conrad and Supervisor Margo Fox.

Also present: Clerk/Treasurer, Colleen Laha and Deputy Clerk/Treasurer, Jennifer Andersen

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 6th day of October, 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

Town Board Members and Clerks worked on 2023 Budget.

Respectfully,

Jennifer Andersen, Deputy Clerk/Treasurer

FREEDOM TOWN BOARD BUDGET WORKSHOP
Monday, October 24, 2022
6:00 P.M.
W2004 COUNTY RD S, FREEDOM

Budget Workshop called to order by Chairman Charles Kramer

Members present: Chairman Charles Kramer, Supervisor Brandon Conrad, Supervisor Kevin Schuh, Supervisor Jason Vandenberg and Supervisor Margo Fox.

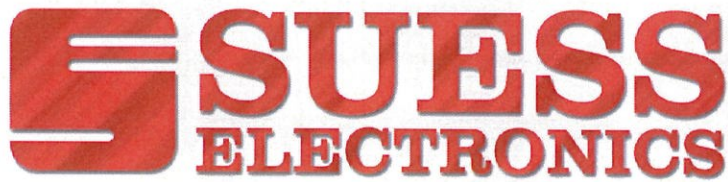
Also present: Clerk/Treasurer Colleen Laha

Town Board went through the budget with Clerk.

Town Board discussed setting Budget Hearing date of November 14, 2022.

Adjourned at 7:

Respectfully submitted,
Colleen M. Laha Clerk/Treasurer



5.

Town of Freedom - Town Hall

Video Conferencing and Control System Quote
1/3/2023

Prepared By:
Mike Walesh

Technology Experts Since 1951

Microphone System

We will be installing a new ceiling mounted digital microphone, which will be used for video conference calls.



1 Each Sennheiser
Sennheiser Ceiling Microphone with Patented Beamforming Technology

Microphone System Parts: \$5,625.00 Labor: \$0.00 Total: \$5,625.00

Video Distribution System

We will be installing a new video distribution system, which will consist of a ceiling mounted PTZ camera and a HDMI video switcher. This equipment will be used for video conferencing calls and video distribution.

Note - The client will need to provide a small Windows PC, which will be used for accessing the video conferencing sites (Teams, Zoom, etc...)



1 Each Crestron Black
Crestron A high-performance 4K60 4:4:4 AV switcher.



1 Each Crestron
Crestron 1:2 HDMI Distribution Amplifier w/4K60 4:4:4 & HDR Support



1 Each AVer
AVer PRO Advanced USB conference camera w/ HDMI & PoE



1 Each Liberty AV
Liberty Intelix USB 3.1 High Performance / Backward Compatible Extender Set
USB 3.1 100m extender set over Cat6A / 7 backward compatible to 3.0, 2.0, 1.1
w/ 4 port hub on client side for multiple connected peripherals

Video Distribution System Parts: \$5,323.91 Labor: \$0.00 Total: \$5,323.91

Control System

We will be installing a new control system, which will consist of a system processor and wall mounted touch screen. The touch screen will provide easy control of the system. We will also be installing a ceiling mounted occupancy sensor, which will turn the audio and video system off if the room is not in use.



1 Each Crestron
Crestron 4 Series Room Media Controller



1 Each Crestron Black
Crestron 7" Touch Screen




1 Each Crestron
Crestron Dual-Technology Occupancy Sensor, PoE, 2,000 Sq Ft

Control System Parts: \$3,000.00 Labor: \$0.00 Total: \$3,000.00

Initials: _____



Installation Summary

	1	Suess Electronics Control System Programming and Setup
	20	Suess Electronics Custom Installation Labor and Setup

Install
Preferred

Installation Summary	Parts:	\$0.00	Labor:	\$5,420.00	Total:	\$5,420.00
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Misc. Wires and Supplies:	\$278.98
Project Management and Design:	\$216.80
Parts Subtotal:	\$13,948.91
Labor Subtotal:	\$5,420.00
<hr/>	
Sales Tax:	\$0.00
<hr/>	
Total:	\$19,864.69

Town of Freedom - Town Hall
Date: _____

Initials: _____



5.

Town of Freedom - Town Hall








TV and Audio System Quote
1/3/2023

Prepared By:
Mike Walesh

Technology Experts Since 1951









TV's and Wall Mounts

We will be installing 3 new wall mounted TV's which will be used for internal video conferencing or general meetings.

	1	Sony Black Sony 65" LED HDTV (North Wall)						
	1	Sony Black Sony 75" LED HDTV (South Wall)						
	1	Sony Black Sony 85" LED HDTV (East Wall)						
	2 Each	Sanus Black Sanus Black Full-Motion Mount for 37" to 90" TVs up to 135 lbs						
	1 Each	Sanus Black Sanus Black Extra-large Tilting Mount for TVs 40"-100"+ up to 250 lbs						
	3 Kit	Liberty AV Liberty 70 Meter HDMI HDBASE-T EXTENDER SET						
	500 Foot	Liberty AV Blue Liberty rUNav CAT6 24/4P CMR BLUE						
TV's and Wall Mounts			Parts:	\$6,999.85	Labor:	\$0.00	Total:	\$6,999.85

Audio System

We will be installing a new audio system, which will consist of in-ceiling speakers. We will be installing a new floor standing equipment rack which will provide storage for the audio amplifiers.

	3 Pair	Sonance Sonance 6" In-Ceiling Speaker, Pair						
	1 Each	Yamaha Black Yamaha 140W x 4 4 Ohm or 70 volt Amplifier						
	500 Foot	Liberty AV Black Liberty 16 gauge 2 Conductor 65 Strand Speaker Wire						
	1 Each	Sanus Black Sanus 27 space Complete Rack Package						
	1 Each	Araknis Black Araknis Networks® 210 Series Gigabit Switch with Full PoE and Rear Ports						
	12 Each	Liberty AV Black Liberty 5' LAN Solutions Cat6 U/UTP pre-made patch cable						
	1 Each	QSC Audio and USB Routing Processor						
	1	WattBox WattBox® IP Power Strip & Conditioner w/ Individually Controlled & Metered Outlets						

Initials: _____



Audio System	Parts:	\$8,911.77	Labor:	\$0.00	Total:	\$8,911.77
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Installation Summary

Install Preferred	20	Suess Electronics Custom Installation Labor and Setup
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Installation Summary	Parts:	\$0.00	Labor:	\$1,920.00	Total:	\$1,920.00
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Misc. Wires and Supplies:	\$318.23
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Project Management and Design:	\$76.80
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Parts Subtotal:	\$15,911.62
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Labor Subtotal:	\$1,920.00
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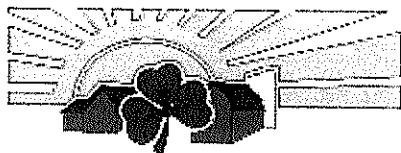
Sales Tax:	\$0.00
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Total:	\$18,226.65
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Town of Freedom - Town Hall

Date: _____

Initials: _____



Town of Freedom

7

FEES ARE NON-REFUNDABLE Date Recv'd 12/22/2022

☐ Operator License \$40.00 ☒ Plus a provisional \$55.00

Total fee paid \$55.00 Receipt Cash

☐ Original Application

☐ Renewal - License # _____

LICENSE APPLICATION for OPERATOR'S (BARTENDER'S) LICENSE

SECTION 1 - APPLICANT INFORMATION			
Applicant Name (Last, First, MI) <u>Brems Hannah L</u>			Maiden
Street Address <u>4010 Towne Lakes Ave Apt W304</u>		City <u>Appleton</u>	State <u>WI</u> Zip <u>54913</u>
Driver's License Number <u>B652-3328-8914-04</u>		State License Issued In:	
Date of Birth <u>11-14-88</u>	Home Phone Number <u>262 237 1038</u>	Cell phone Number <u>262 237 1038</u>	
Name and Address of Establishment you will be selling alcohol <u>Buzzs BAR W2110 County Rd S Freedom WI</u>			
SECTION 2 - CONVICTION RECORD - NEW APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.			
Have you EVER had an Operator's (Bartender's) License?		YES	NO
If Yes; where? <u>Freedom Appleton Fox Crossing</u>			
Have you EVER been convicted of a felony?		YES	NO
If Yes; when, where and what type of violation? (Please be specific)			
Have you EVER been convicted of a misdemeanor or ordinance violation?		YES	NO
If Yes; when, where and what type of violation? (Example: speeding, OWI)			
SECTION 2 - CONVICTION RECORD - RENEWAL APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.			
Have you EVER had an Operator's (Bartender's) License?		YES	NO
If Yes; where?			
Have you been convicted of a felony since last license application?		YES	NO
If Yes; when, where and what type of violation? (Please be specific)			
Have you been convicted of a misdemeanor or ordinance violation since last license application?		YES	NO
If Yes; when, where and what type of violation? (Example: speeding, OWI)			
SECTION 3 - PENALTY NOTICE			
Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge and belief.			
I understand that submitting false information shall cause for denial or revocation.			
I further certify that I am familiar with the laws, and regulations pertaining to the sale of Fermented Malt Beverages and Intoxicating Liquor under Class "A" and Class "B" Licensees and I hereby agree, if granted said license, to obey all provisions of said laws, ordinance s and regulations.			
Date: <u>12/22/22</u>		Signature: <u>Hannah Brems</u>	
FOR OFFICE USE ONLY			
OUTAGAMIE COUNTY	<input type="checkbox"/> Recommend	<input type="checkbox"/> Deny	Reason:
TB Approved	Date Issued	Expiration Date	License Number

Return application to: Town Clerk, W2004 County S, PO Box 1007, Freedom, WI 54131

Colleen Laha

From: Ledvina, Jacob L. <Jacob.Ledvina@outagamie.org>
Sent: Thursday, December 22, 2022 11:06 AM
To: Colleen Laha; Paulson, Clay J.; Travis Linskens
Subject: Re: Hannah L. Brems

No red flags Hannah Brems

*Deputy Ledvina #205
School Resource Officer - Freedom
Outagamie County Sheriff's Office
3030 E. Goodland Dr.
Appleton, WI 54911
(920) 450-0825
jacob.ledvina@outagamie.org*

From: Colleen Laha <CLaha@townoffreedom.org>
Sent: Thursday, December 22, 2022 10:54:27 AM
To: Ledvina, Jacob L.; Paulson, Clay J.; Travis Linskens
Subject: Hannah L. Brems

<meta http-equiv="Content-Type" content="text/html; charset=Windows-1252"><p><p>****External Email**** Do not open attachments, click links or reply until you know it is safe</p></p>

<head>

I need this operator license check as soon as possible.

Thank you,
Colleen

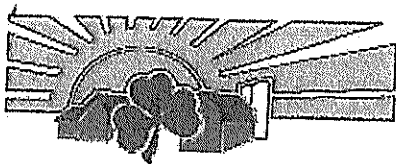
-----Original Message-----

From: Scanner@townoffreedom.org <Scanner@townoffreedom.org>
Sent: Thursday, December 22, 2022 10:38 AM
To: Colleen Laha <CLaha@townoffreedom.org>
Subject: Xerox Scan

Please open the scanned attachment

Number of Images: 2
Attachment File Type: PDF

Device Name: VersaLink C7030
Device Location: Freedom Police Department



Town of Freedom

7.

FEEs ARE NON-REFUNDABLE

☒ Operator License \$40.00 ☐ Plus a provisional \$55.00

Date Rec'd 1/10/23

Total fee paid \$ 40.00 Receipt CM# 1888

☐ Original Application

☐ Renewal - License # _____

LICENSE APPLICATION for OPERATOR'S (BARTENDER'S) LICENSE

SECTION 1 - APPLICANT INFORMATION					
Applicant Name (Last, First, MI) <u>Van Thiel, James T</u>				Maiden	
Street Address <u>3210 Golden Glow Rd</u>				City <u>De Pere</u>	State <u>WI</u>
Driver's License Number <u>V534-4589-2368-07</u>				Zip <u>54115</u>	
Date of Birth <u>10-08-1992</u>		Sex <u>M</u>	Home Phone Number <u>---</u>		State License Issued In: <u>WI</u>
Cell phone Number <u>920-422-0123</u>					
Name and Address of Establishment you will be selling alcohol <u>St. Nicholas W2035 County Rd S Freedom, WI 54130</u>					
SECTION 2 - CONVICTION RECORD - NEW APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.					
Have you EVER had an Operator's (Bartender's) License?					
If Yes; where? YES NO <u>NO</u>					
Have you EVER been convicted of a felony?					
If Yes; when, where and what type of violation? (Please be specific) YES NO <u>NO</u>					
Have you EVER been convicted of a misdemeanor or ordinance violation?					
If Yes; when, where and what type of violation? (Example: speeding, OWI) YES NO <u>YES</u>					
<u>2012, River Falls, WI, Underage Drinking</u> <u>2017, Calumet County WI, Failure to Yield</u> <u>2019, Brown County WI, Speeding</u>					
SECTION 2 - CONVICTION RECORD - RENEWAL APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.					
Have you EVER had an Operator's (Bartender's) License?					
If Yes; where? YES NO					
Have you been convicted of a felony since last license application?					
If Yes; when, where and what type of violation? (Please be specific) YES NO					
Have you been convicted of a misdemeanor or ordinance violation since last license application?					
If Yes; when, where and what type of violation? (Example: speeding, OWI) YES NO					
SECTION 3 - PENALTY NOTICE					
Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge and belief.					
I understand that submitting false information shall cause for denial or revocation.					
I further certify that I am familiar with the laws, and regulations pertaining to the sale of Fermented Malt Beverages and in toxicating Liquor under Class "A" and Class "B" Licensees and I hereby agree, if granted said license, to obey all provisions of said laws, ordinances and regulations.					
Date: <u>1-3-23</u> Signature: <u>[Signature]</u>					
FOR OFFICE USE ONLY					
Department	Approve	Deny	By	Reason	
POLICE					
TB Approved	Date Issued	Expiration Date		License Number	

Return application to: Town Clerk, W2004 County S, PO Box 1007, Freedom, WI 54131

Colleen Laha

From: Paulson, Clay J. <Clay.Paulson@outagamie.org>
Sent: Friday, January 20, 2023 2:55 PM
To: Colleen Laha
Subject: Re: James T. Van Thiel Operator License

NO RED FLAGS

From: Colleen Laha <CLaha@townoffreedom.org>
Sent: Thursday, January 19, 2023 3:38:44 PM
To: Ledvina, Jacob L.; Paulson, Clay J.; Linskens, Travis J.
Subject: James T. Van Thiel Operator License

****External Email**** Do not open attachments, click links or reply until you know it is safe

Thank you,
Colleen

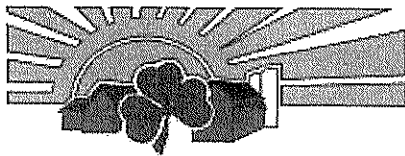
Elected Officials and Members of Town Committees/Commissions: In order to comply with the Open Meetings Act requirements, please limit any reply to only the sender of this electronic communication.

Colleen M. Laha, Clerk/Treasurer
Town of Freedom, Outagamie County
W2004 County S, P.O. Box 1007
Freedom, WI 54131
Pop. 6008
920-788-4548
FAX 920-788-7550
email: claha@townoffreedom.org

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[HTTP://BRINGIT.WISCONSIN.GOV/](http://BRINGIT.WISCONSIN.GOV/)



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Town of Freedom

1.

☒ FEES ARE NON-REFUNDABLE
☒ Operator License \$40.00
Total fee paid \$55.00
Date Recv'd 12/29/22
☒ Plus a provisional \$55.00
Receipt CASH 1-9-2022

☐ Original Application
☐ Renewal - License # 2024-41

LICENSE APPLICATION for OPERATOR'S (BARTENDER'S) LICENSE

SECTION 1 - APPLICANT INFORMATION					
Applicant Name (Last, First, MI) GIRI LOK			Maiden		
Street Address 2310 120th STREET		City MILWAUKEE	State WI	Zip 53226	
Driver's License Number G 600-5368-1449-01			State License Issued In: WISCONSIN		
Date of Birth 12-09-1981	Sex M	Home Phone Number		Cell phone Number 608-213-7530	
Name and Address of Establishment you will be selling alcohol					
SECTION 2 - CONVICTION RECORD - NEW APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.					
Have you EVER had an Operator's (Bartender's) License?			YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>		
If Yes; where?					
Have you EVER been convicted of a felony?			YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>		
If Yes; when, where and what type of violation? (Please be specific)					
Have you EVER been convicted of a misdemeanor or ordinance violation?			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
If Yes; when, where and what type of violation? (Example: speeding, OWI)			MAY, 21, 2021, INDIANA, OWS		
SECTION 2 - CONVICTION RECORD - RENEWAL APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.					
Have you EVER had an Operator's (Bartender's) License?			YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>		
If Yes; where?					
Have you been convicted of a felony since last license application?			YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>		
If Yes; when, where and what type of violation? (Please be specific)					
Have you been convicted of a misdemeanor or ordinance violation since last license application?			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
If Yes; when, where and what type of violation? (Example: speeding, OWI)			MAY, 21, 2021, INDIANA, OWS		
SECTION 3 - PENALTY NOTICE					
Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge and belief.					
I understand that submitting false information shall cause for denial or revocation.					
I further certify that I am familiar with the laws, and regulations pertaining to the sale of Fermented Malt Beverages and Intoxicating Liquor under Class "A" and Class "B" Licenses and I hereby agree, if granted said license, to obey all provisions of said laws, ordinances and regulations.					
Date: DEC, 28-22		Signature: LOK RAG GIRI			
FOR OFFICE USE ONLY					
Department	Approve	Deny	By	Reason	
POLICE					
TB Approved	Date Issued	Expiration Date		License Number	

Return application to: Town Clerk, W2004 County S, PO Box 1007, Freedom, WI 54131

Colleen Laha

From: Paulson, Clay J. <Clay.Paulson@outagamie.org>
Sent: Monday, January 2, 2023 5:13 PM
To: Colleen Laha
Subject: Re: Lok Giri Operator License

no red flags for lok.

From: Colleen Laha <CLaha@townoffreedom.org>
Sent: Thursday, December 29, 2022 11:56:58 AM
To: Ledvina, Jacob L.; Paulson, Clay J.; Linskens, Travis J.
Subject: Lok Giri Operator License

****External Email**** Do not open attachments, click links or reply until you know it is safe

Thank you & Happy New Year to all of you!!!!
Colleen

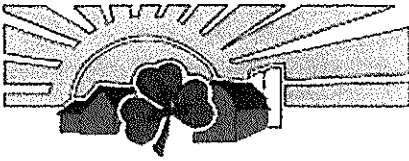
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Colleen M. Laha, Clerk/Treasurer
Town of Freedom, Outagamie County
W2004 County S, P.O. Box 1007
Freedom, WI 54131
Pop. 6008
920-788-4548
FAX 920-788-7550
email: claha@townoffreedom.org

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Town of Freedom

7.

FEES ARE NON-REFUNDABLE Date Rec'd 1/9/2023

☒ Operator License \$40.00 ☐ Plus a provisional \$55.00

Total fee paid \$ 40.00 Receipt CASH

☒ Original Application
☐ Renewal - License # _____

LICENSE APPLICATION for OPERATOR'S (BARTENDER'S) LICENSE

SECTION 1 - APPLICANT INFORMATION					
Applicant Name (Last, First, MI) <u>Ellingson, Brooke, M</u>				Maiden	
Street Address <u>N5505 Moore Rd</u>			City <u>Seymour</u>	State <u>WI</u>	Zip <u>54105</u>
Driver's License Number <u>E452-0738-0919-01</u>			State License Issued In: <u>Wisconsin</u>		
Date of Birth <u>11-19-1980</u>		Sex <u>F</u>	Home Phone Number		Cell phone Number <u>920-634-6125</u>
Name and Address of Establishment you will be selling alcohol <u>Murphy's Skunk Hill Bar N4102 Cty Rd C Freedom</u>					
SECTION 2 - CONVICTION RECORD - NEW APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.					
Have you EVER had an Operator's (Bartender's) License?				<input checked="" type="radio"/> YES	<input type="radio"/> NO
If Yes; where? <u>Oneida, Freedom</u>					
Have you EVER been convicted of a felony?				<input type="radio"/> YES	<input checked="" type="radio"/> NO
If Yes; when, where and what type of violation? (Please be specific)					
Have you EVER been convicted of a misdemeanor or ordinance violation?				<input type="radio"/> YES	<input checked="" type="radio"/> NO
If Yes; when, where and what type of violation? (Example: speeding, OWI)					
SECTION 2 - CONVICTION RECORD - RENEWAL APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.					
Have you EVER had an Operator's (Bartender's) License?				<input type="radio"/> YES	<input type="radio"/> NO
If Yes; where?					
Have you been convicted of a felony since last license application?				<input type="radio"/> YES	<input type="radio"/> NO
If Yes; when, where and what type of violation? (Please be specific)					
Have you been convicted of a misdemeanor or ordinance violation since last license application?				<input type="radio"/> YES	<input type="radio"/> NO
If Yes; when, where and what type of violation? (Example: speeding, OWI)					
SECTION 3 - PENALTY NOTICE					
Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge and belief.					
I understand that submitting false information shall cause for denial or revocation.					
I further certify that I am familiar with the laws, and regulations pertaining to the sale of Fermented Malt Beverages and Intoxicating Liquor under Class "A" and Class "B" Licensees and I hereby agree, if granted said license, to obey all provisions of said laws, ordinances and regulations.					
Date: <u>1/5/2023</u>		Signature: <u>Brooke Ellingson</u>			
FOR OFFICE USE ONLY					
OUTAGAMIE COUNTY	<input type="checkbox"/> Recommend	<input type="checkbox"/> Deny	Reason:		
TB Approved	Date Issued	Expiration Date	License Number		

Return application to: Town Clerk, W2004 County S, PO Box 1007, Freedom, WI 54131

Colleen Laha

From: Paulson, Clay J. <Clay.Paulson@outagamie.org>
Sent: Monday, January 9, 2023 9:12 PM
To: Colleen Laha; Ledvina, Jacob L.; Linskens, Travis J.
Subject: Re: Brooke Ellingson Operator License

EVERYTHING LOOKS GOOD, NO RED FLAGS

From: Colleen Laha <CLaha@townoffreedom.org>
Sent: Monday, January 9, 2023 2:28:25 PM
To: Paulson, Clay J.; Ledvina, Jacob L.; Linskens, Travis J.
Subject: Brooke Ellingson Operator License

****External Email**** Do not open attachments, click links or reply until you know it is safe

Thanks,
Colleen

Elected Officials and Members of Town Committees/Commissions: In order to comply with the Open Meetings Act requirements, please limit any reply to only the sender of this electronic communication.

Colleen M. Laha, Clerk/Treasurer
Town of Freedom, Outagamie County
W2004 County S, P.O. Box 1007
Freedom, WI 54131
Pop. 6008
920-788-4548
FAX 920-788-7550
email: claha@townoffreedom.org

WISCONSIN NOW REQUIRES A PHOTO ID TO VOTE... LEARN MORE AT
[HTTP://BRINGIT.WISCONSIN.GOV/](http://BRINGIT.WISCONSIN.GOV/)



CONFIDENTIALITY NOTICE: This email and all attachments are privileged and confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please inform us promptly by reply email, then delete the email and destroy any printed copy. Thank you.



Town of Freedom

7.

FEES ARE NON-REFUNDABLE		Date Recv'd ____/____/____
<input type="checkbox"/> Operator License \$40.00	<input type="checkbox"/> Plus a provisional \$55.00	
Total fee paid \$ _____		Receipt _____

☐ Original Application
☐ Renewal – License # _____

LICENSE APPLICATION for OPERATOR'S (BARTENDER'S) LICENSE

SECTION 1 – APPLICANT INFORMATION			
Applicant Name (Last, First, MI) <u>Caalwaerts, Valerie, S</u>		Maiden	
Street Address <u>2322 POCONO CT</u>		City <u>De Pere</u>	State <u>WI</u>
Zip <u>54115</u>		Driver's License Number <u>C463-8770-1560-05</u>	
State License Issued In: <u>Wisconsin</u>		Date of Birth <u>02/20/2001</u>	
Home Phone Number <u>(920) 396-4179</u>		Cell phone Number <u>(920) 396-4179</u>	
Name and Address of Establishment you will be selling alcohol <u>Home Tavern - N4106 CHWY E, Appleton WI 54130</u>			
SECTION 2 – CONVICTION RECORD – NEW APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.			
Have you EVER had an Operator's (Bartender's) License?		YES	NO
If Yes; where? <u>Kimberly</u>			
Have you EVER been convicted of a felony?		YES	NO
If Yes; when, where and what type of violation? (Please be specific)			
Have you EVER been convicted of a misdemeanor or ordinance violation?		YES	NO
If Yes; when, where and what type of violation? (Example: speeding, OWI)			
SECTION 2 – CONVICTION RECORD – RENEWAL APPLICANT: List any pending charges, citations, tickets and all convictions since last license application. Failure to provide complete answers may result in a denial of your application.			
Have you EVER had an Operator's (Bartender's) License?		YES	NO
If Yes; where?			
Have you been convicted of a felony since last license application?		YES	NO
If Yes; when, where and what type of violation? (Please be specific)			
Have you been convicted of a misdemeanor or ordinance violation since last license application?		YES	NO
If Yes; when, where and what type of violation? (Example: speeding, OWI)			
SECTION 3 – PENALTY NOTICE			
Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge and belief.			
I understand that submitting false information shall cause for denial or revocation.			
I further certify that I am familiar with the laws, and regulations pertaining to the sale of Fermented Malt Beverages and Intoxicating Liquor under Class "A" and Class "B" Licensees and I hereby agree, if granted said license, to obey all provisions of said laws, ordinances and regulations.			
Date: <u>12/20/2022</u>		Signature: <u>Valerie Caalwaerts</u>	
FOR OFFICE USE ONLY			
OUTAGAMIE COUNTY	<input type="checkbox"/> Recommend	<input type="checkbox"/> Deny	Reason:
TB Approved	Date Issued	Expiration Date	License Number

Return application to: Town Clerk, W2004 County S, PO Box 1007, Freedom, WI 54131

Colleen Laha

From: Paulson, Clay J. <Clay.Paulson@outagamie.org>
Sent: Monday, January 9, 2023 9:10 PM
To: Colleen Laha
Subject: Re: Valerie Calaelwaerts Operator License

NO RED FLAGS. VALERIE IS SHOWING A DIFFERENT ADDRESS THROUGH DOT RECORDS OF 2096 SCHOOL LN, SUAMICO.

From: Colleen Laha <CLaha@townoffreedom.org>
Sent: Monday, January 9, 2023 2:34:53 PM
To: Ledvina, Jacob L.; Paulson, Clay J.; Linskens, Travis J.
Subject: Valerie Calaelwaerts Operator License

****External Email**** Do not open attachments, click links or reply until you know it is safe

Thank you,
Colleen

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JAN 12 REC'D

8.9

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00Application Date: 12/7/22☒ Town ☐ Village ☐ City of FreedomCounty of Outagamie

The named organization applies for: (check appropriate box(es).)

☐ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.at the premises described below during a special event beginning Feb. 25, 22 and ending Feb. 26, 22 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☐ Bona fide Club☒ Church☐ Lodge/Society☐ Veteran's Organization☐ Fair Association or Agricultural Society☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.(a) Name Saint Nicholas(b) Address W2035 County Road S, Freedom, WI 54130
(Street) ☒ Town ☐ Village ☐ City(c) Date organized < 1900

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President Bishop David RickenVice President Father Robert ChinapanSecretary Randy ConradTreasurer Will Van Rossum(g) Name and address of manager or person in charge of affair: Anne Baumgart / James Van Thiel
W2145 Ray Road - Seymour, WI 54165

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number W2035 County Road S, Freedom, WI 54130

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? ALL

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Saint Nicholas Winterfest(b) Dates of event February 25, 2023

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

Robert Harvath
(Signature / Date)Saint Nicholas

(Name of Organization)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☒ Town ☐ Village ☐ City of Freedom County of Outagamie

The undersigned duly authorized officer/member/manager of Saint Nicholas
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Saint Nicholas.

located at W2035 County Rd S, Freedom, WI 54130
(Trade Name)

appoints James Van Thiel
(Name of Appointed Agent)
3210 Golden Glow Rd De Pere, WI 54115
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 30 years

Place of residence last year 3210 Golden Glow Rd De Pere, WI 54115

For: Saint Nicholas
(Name of Corporation / Organization / Limited Liability Company)

By: Robert Kramarz
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, James Van Thiel, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

James Van Thiel 1-3-23
(Signature of Agent) (Date)

3210 Golden Glow Rd De Pere, WI 54115 Agent's age 30
(Home Address of Agent) Date of birth 10-08-1992

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



STAFF REPORT

TO: Town of Freedom Plan Commission

FROM: Jeff Kussow
Assistant Planner/Code Administrator, Town of Freedom
Community Planner, Cedar Corporation

SUBJECT: Certified Survey Map Application – Linda Borneman/Patricia Murphy Survivors Trust
PIN 090-0205-07 (Martys Ct.)

DATE: December 29, 2022

Applicant/General Information

- **Name:** Linda Borneman on behalf of Patricia Murphy Survivors Trust
- **Parcel identification number & Address:** PIN 090-0205-07; Martys Ct.
- **Zoning district:** General Agricultural (AGD)
- **Petition request:**
Linda Borneman, on behalf of Patricia Murphy Survivors Trust, requests approval of a 2-lot Certified Survey Map, dividing PIN 090-0205-07 into 2 lots. The subject property is Lot 2 of Certified Survey Map #7998 located in the Northeast ¼ of the Southwest ¼, Section 9, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Applicable Ordinances:

The use of land in the Town of Freedom is governed by the following plans/ordinances:

- Town of Freedom Comprehensive Plan
- Town of Freedom Subdivision Ordinance (*Chapter 18*, Town of Freedom Municipal Code)
- Outagamie County Comprehensive Plan
- Outagamie County Zoning Ordinance (*Chapter 54*, Code of Ordinances of Outagamie County, Wisconsin)
- Outagamie County Subdivision Ordinance (*Chapter 52*, Code of Ordinances of Outagamie County, Wisconsin)
- State of Wisconsin Platting Lands and Recording and Vacating Plats Statutes (*Chapter 236*, Wisconsin Statutes)

Description of Subject Property & Surrounding Area

Subject Parcel:

- **Lot area:** 4.1 acres +/-
- **Frontage – water/road:** 170 ft. +/- ft. water frontage via an unnamed stream along the rear lot line; 615 ft. +/- road frontage along Martys Ct.
- **Existing uses/structures:** Vacant
- **Traffic patterns/road usage:** Traffic on Martys Ct. is low.
- **Water & Sanitation:** The subject property would be served via private well/sanitary. The subject property is not located in the sanitary district and sewer service area.
- **Significant topography or vegetation:** There is a steep slope (>20% grade) running through the property at the tree line; The approximate wester half is wooded with mapped floodplain (Zone A), wetlands, and a stream.

Surrounding Area:

- **North:** Small residential lot zoned General Agricultural (AGD).
- **South:** Small residential lot zoned General Agricultural (AGD).
- **East:** Martys Ct is adjacent to the east; East of Martys Ct is a large lot containing a portion of Irish Waters golf course zoned General Agricultural (AGD).
- **West:** Unnamed stream is adjacent to the west; Small residential and vacant lots zoned General Agricultural (AGD).

Background Information/History:

Linda Borneman, on behalf of Patricia Murphy Survivors Trust, requests approval of a 2-lot Certified Survey Map, dividing PIN 090-0205-07 into 2 lots. The subject property is Lot 2 of Certified Survey Map #7998 located in the Northeast ¼ of the Southwest ¼, Section 9, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Comprehensive Plan Considerations**Town Comprehensive Plan Future Land Use Map designation and description:**

The subject property is located in the "Rural Character" future land use category designation per the Town Comprehensive Plan/Future Land Use Map.

"Rural Character" Future Land Use Category Description: The purpose of the Rural Character category is to show area that consists of agricultural land, open land, and residential development. Agricultural and open land become less interconnected due to increased residential development, including a limited number of subdivision plats. Development beyond agricultural and residential use is limited, and is largely comprised of agricultural-related businesses. Development served by POWTS.

The proposed Certified Survey Map is consistent with the Comprehensive Plan Future Land Use Map's "Rural Character" designation.

Staff Discussion, Suggested Conditions, & Recommendation:

1. Patricia Murphy Survivors Trust is the owner of the subject property.
2. The existing zoning is General Agricultural (AGD) and the Future Land Use Map designation is "Rural Character".
3. The proposed CSM is consistent with the existing zoning district and Future Land Use Map designation.
4. Road access to the proposed lots will be via Martys Ct.
5. This property is not located in the sanitary district or sewer service area.
6. The proposed lots meet the requirements of the Outagamie County Zoning Ordinance.

Plan Commission Direction.

The Plan Commission has the ability to forward the Town Board a recommendation to approve, approve conditionally, or deny the proposed Certified Survey Map. It also has the ability to table the application and review at a future Plan Commission meeting.

Staff Recommendation:

Based on the findings presented, **staff opinion is to recommend that the Certified Survey Map be approved without conditions.**



W2004 County Road S - PO Box 1007 - Freedom, WI 54131
920-788-4548 phone - 920-788-7550 fax
clerk@townoffreedom.org - www.townoffreedom.org

**Certified Survey Map Application
(Submit 15 copies of Drawings)**

Property Owner(s): Patricia Murphy

Address/City/Zip: W2817 Martys Ct., Kaukauna, WI 54130

Phone: _____ **Fax:** _____ **E-Mail:** _____

Applicant (if other than Owner): Linda Borneman

Check: Architect ☐ Engineer ☐ Surveyor ☐ Attorney ☐ Agent ☐

Address/City/Zip: W1968 Tralee Ln, Freedom, WI 54130

Phone: 920-619-2892 **Fax:** _____ **E-Mail:** lborneman57@gmail.com

I/we certify the attached drawings are to the best of my/our knowledge complete and drawn in accordance with all codes.

Owner Signature: Patricia Murphy **Date:** 11-23-22

Applicant Signature: Linda Borneman **Date:** 11-23-22

Surveyor (if other than Owner or Applicant):

Surveyor: David Hebert, Hebert Associates, Inc. **Registration No.:** S-2312

Address/City/Zip: 1110 W. Wisconsin Ave., Appleton, WI 54914

Phone: (920)734-8373 **Fax:** (920)734-3968 **E-Mail:** dave@hebertassoc.com

Survey Specifics:

Describe the reason for the Certified Survey Map: _____

Tax Key No.(s): 09-0-0205-07

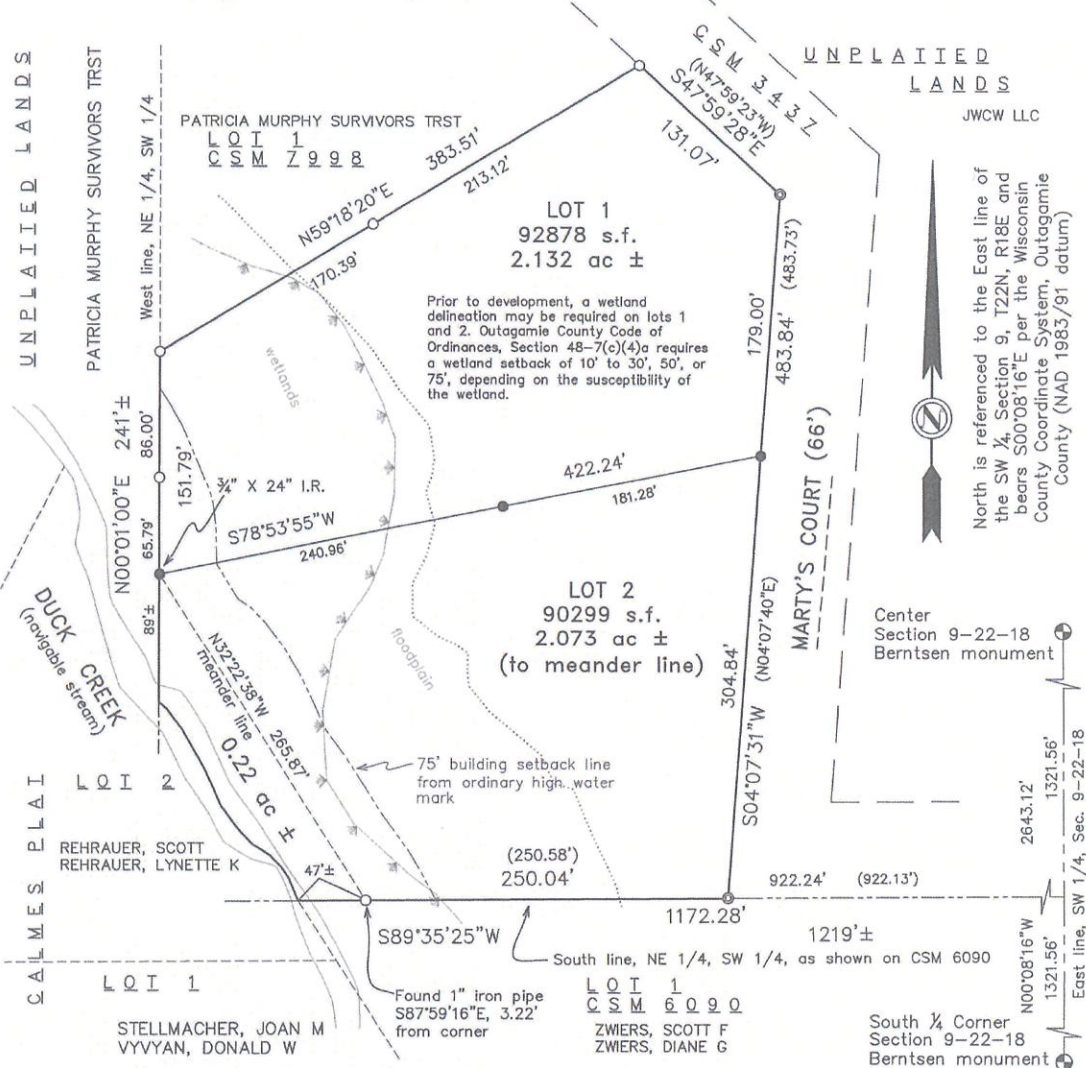
Legal Description: All of Lot 2 of Certified Survey Map 7998 being part of the Northeast 1/4 of the Southwest 1/4, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

For Town Use Only

Fee: <u>\$150.00</u>	Acct No: <u>—</u>	Receipt: <u>#5368</u>	Date: <u>11/23/2022</u>
Date Rec'd Complete: <u>11/23/22</u>		By: <u>[Signature]</u>	Applic No.: _____
Review by Plan Commission: _____			
Recommendation to: Approve _____ Approve with Conditions _____ Deny _____			
Review by Town Board: _____			
CSM is: Approved _____ Approved with Conditions _____ Denied _____			
Comments: _____			

Certified Survey Map # _____

All of Lot 2 of Certified Survey Map 7998 being
part of the Northeast 1/4 of the Southwest 1/4,
Section 9, T22N, R18E, Town of Freedom,
Outagamie County, Wisconsin



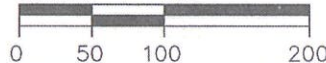
NOTES: The lots created in this document are adjacent to property that, as of the date of this document, is being used for agricultural purposes. Some individuals believe that activities associated with the agricultural use constitute a nuisance or conflict with their quiet enjoyment of the lots. This note is intended to provide third parties with notice that these agricultural activities may exist on the adjacent property.

The lots created in this document are located in the Special Well Casing Pipe Depth Area. The area has been established due to naturally occurring arsenic contamination problems in this area affecting many wells. Individuals who plan on drilling a well should consult with the Wisconsin Department of Natural Resources, or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative Code.

Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, Section 1, of the state constitution.

- LEGEND
- ⊙ = Government corner
 - = Set 3/4" x 18" or 24" iron rebar Wt. = 1.502 lbs/lf
 - = Found 3/4" iron rod
 - ⊙ = Found 1" iron pipe
 - () = Recorded as
 - = Wetland boundary per DNR wetland mapping
 - - - = 100 year floodplain boundary per FIRM panel # 55087C0225D effective date 7-21-10

SCALE: 1"=100'



David Hebert PLS

date

DRAFTED BY:	
HAI Hebert Associates, Inc.	
Land Surveying • Soil Testing	
1110 W. Wisconsin Ave. Appleton, WI 54914	920-734-8373 Fax: 920-734-3968
PAGE #	FILE #
1 of 3	20056M02



CERTIFIED SURVEY MAP

All of Lot 2 of Certified Survey Map 7998 being part of the Northeast ¼ of the Southwest ¼, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)SS

I, David Hebert, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map 7998 being part of the Northeast ¼ of the Southwest ¼, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin.

Said parcel includes all land lying between said meander line and the center of Duck Creek.

I further certify that the map hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Town of Freedom, Outagamie County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.

David Hebert PLS

Date

NOTES

1. This Certified Survey Map is all of tax parcel # 09-0-0205-07
2. This Certified Survey Map is contained wholly within the lands described in Document # 2007044
3. The owner of record is Patricia Murphy Survivors Trst
4. There is a 75' building setback from the ordinary high-water mark of all streams, rivers and lakes. The 75' building setback line as shown on the face of the CSM is only approximate and should not be used for construction purposes. In order to determine the precise location of the setback line, a qualified person must make a field determination of the ordinary high water mark and the 75' setback must be measured from the ordinary high water mark as determined by the qualified person.

OWNER'S CERTIFICATE

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Freedom and Outagamie County

Owner

STATE OF WISCONSIN)

COUNTY)SS

Personally came before me on this 20th day of May, 2021, the above named owner(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin

My commission expires





CERTIFIED SURVEY MAP

All of Lot 2 of Certified Survey Map 7998 being part of the Northeast ¼ of the Southwest ¼, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

TOWN APPROVAL

This Certified Survey Map is approved by the Town of Freedom on this _____ day of _____, 20 _____.

Plan Commission Chairman

Date

Town Board Chairman

Date

Town Engineer/Planner

Date

Town Clerk

Date

COUNTY TREASURER'S CERTIFICATE

I, _____, being the duly elected, qualified and acting treasurer of the County of Outagamie, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting the lands included in this Certified Survey Map.

County Treasurer

OUTAGAMIE COUNTY APPROVAL

This Certified Survey Map has been reviewed and approved by Outagamie County Development and Land Services

Development & Land Services Dept. Representative

Date

Page 3 of 3
File # 20056M02

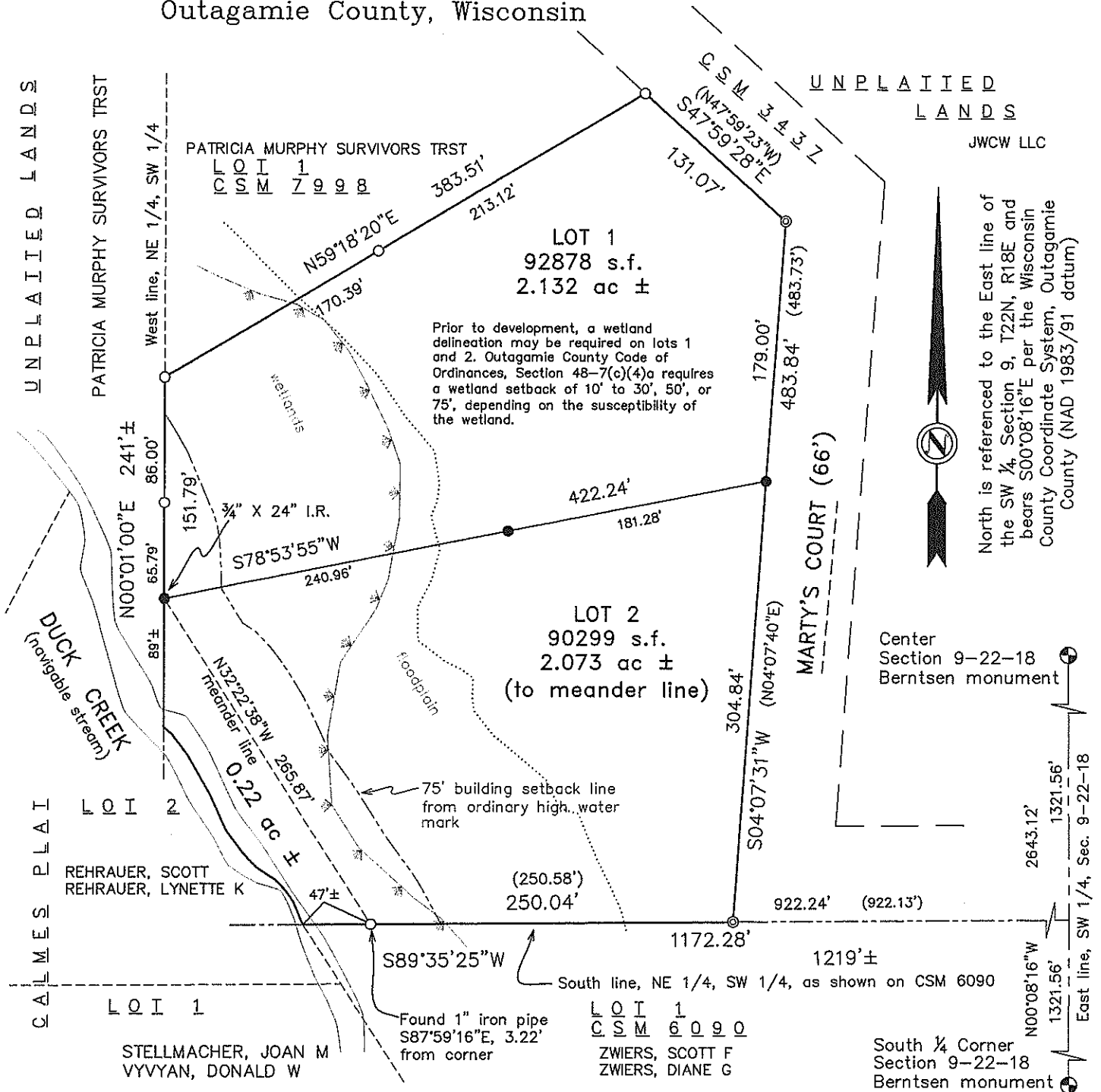




10. a.

Certified Survey Map # _____

All of Lot 2 of Certified Survey Map 7998 being part of the Northeast 1/4 of the Southwest 1/4, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin



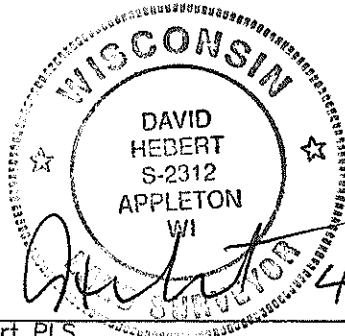
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SCALE: 1"=100'



David Hebert PLS

date

DRAFTED BY: HAI <i>Hebert Associates, Inc.</i> Land Surveying • Soil Testing 1110 W. Wisconsin Ave. 920-734-8373 Appleton, WI 54914 Fax: 920-734-3968	
PAGE # 1 of 3	FILE # 20056M02

CERTIFIED SURVEY MAP

All of Lot 2 of Certified Survey Map 7998 being part of the Northeast ¼ of the Southwest ¼, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)SS

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David Hebert PLS

Date

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Owner

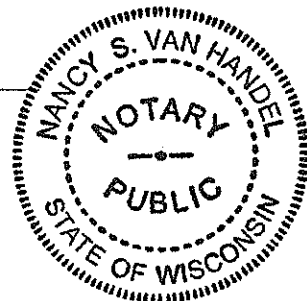
STATE OF WISCONSIN)

COUNTY)SS

Personally came before me on this 20th day of May, 2021, the above named owner(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin

My commission expires



All of Lot 2 of Certified Survey Map 7998 being part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

This Certified Survey Map is approved by the Town of Freedom on this _____ day of _____, 20 ____.

Date _____

Date _____

I, _____, being the duly elected, qualified and acting treasurer of the County of Outagamie, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting the lands included in this Certified Survey Map.

OUTAGAMIE COUNTY APPROVAL
This Certified Survey Map has been reviewed and approved by Outagamie County Development and Land Services

Date _____

10.b.



STAFF REPORT

TO: Town of Freedom Plan Commission

FROM: Jeff Kussow
Assistant Planner/Code Administrator, Town of Freedom
Community Planner, Cedar Corporation

SUBJECT: Certified Survey Map Application – Linda Borneman/Patricia Murphy Survivors Trust
PIN 090-0205-00 & PIN 090-0206-00 (Martys Ct.)

DATE: December 29, 2022

Applicant/General Information

- **Name:** Linda Borneman on behalf of Patricia Murphy Survivors Trust
- **Parcel identification number & Address:** PIN 090-0205-00 & PIN 090-0206-00; Martys Ct.
- **Zoning district:** General Agricultural (AGD)
- **Petition request:**
Linda Borneman, on behalf of Patricia Murphy Survivors Trust, requests approval of a 4-lot Certified Survey Map, reconfiguring/dividing PIN 090-0205-00 and PIN 090-0206-00 into 4 lots. The subject property is located in the Northeast ¼ of the Southwest ¼ and Northwest ¼ of the Southwest ¼, Section 9, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Applicable Ordinances:

The use of land in the Town of Freedom is governed by the following plans/ordinances:

- Town of Freedom Comprehensive Plan
- Town of Freedom Subdivision Ordinance (*Chapter 18*, Town of Freedom Municipal Code)
- Outagamie County Comprehensive Plan
- Outagamie County Zoning Ordinance (*Chapter 54*, Code of Ordinances of Outagamie County, Wisconsin)
- Outagamie County Subdivision Ordinance (*Chapter 52*, Code of Ordinances of Outagamie County, Wisconsin)
- State of Wisconsin Platting Lands and Recording and Vacating Plats Statutes (*Chapter 236*, Wisconsin Statutes)

Description of Subject Property & Surrounding Area

Subject Parcel:

- **Lot area:** 5.6 acres +/-
- **Frontage – water/road:** 830 ft. +/- ft. water frontage via an unnamed stream along the rear lot line of PIN 090-0206-00; 545 ft. +/- road frontage along Martys Ct. & 37 ft. +/- road frontage along Garvey Rd.
- **Existing uses/structures:** Single family residence & vacant
- **Traffic patterns/road usage:** Traffic on Martys Ct. & Garvey Rd. is low.
- **Water & Sanitation:** The subject property is/would be served via private well/sanitary. The subject property is not located in the sanitary district and sewer service area.
- **Significant topography or vegetation:** There is a steep slope (>20% grade) running through the property; All of PIN 090-0206-00 is wooded with a stream along the rear lot line; Proposed Lots 1 and 3 contain mapped floodplain (Zone A) and wetlands.

Surrounding Area:

- **North:** Large lots containing a portion of Irish Waters golf course zoned General Agricultural (AGD).
- **South:** Unnamed stream is adjacent to the south; Small residential lot zoned General Agricultural (AGD).
- **East:** Martys Ct is adjacent to the east; East of Martys Ct is a large lot containing a portion of Irish Waters golf course zoned General Agricultural (AGD).
- **West:** Large lot containing a portion of Irish Waters golf course zoned General Agricultural (AGD).

Background Information/History:

Linda Borneman, on behalf of Patricia Murphy Survivors Trust, requests approval of a 4-lot Certified Survey Map, reconfiguring/dividing PIN 090-0205-00 and PIN 090-0206-00 into 4 lots. The subject property is located in the Northeast ¼ of the Southwest ¼ and Northwest ¼ of the Southwest ¼, Section 9, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

- The proposed Lots 1 and 2 are considered buildable lots.
- The proposed Lot 3 is not considered a buildable lot due to the lot not having direct vehicular access to a public road and adequate road frontage.
- The proposed Lot 4 is already separated from the remaining parcel; the proposed Certified Survey Map officially divides this lot from the remnant tax parcel; The proposed Lot 4 is not considered a buildable lot unless it meets the requirements of Section 54-44, Nonconforming Lots of Record, of the Outagamie County Zoning Ordinance.

Comprehensive Plan Considerations**Town Comprehensive Plan Future Land Use Map designation and description:**

The subject property is located in the “Single and Two Family Residential” and “Rural Character” future land use category designations per the Town Comprehensive Plan/Future Land Use Map.

Single and Two Family Residential

Single and two-family (i.e. duplex) residential development is scattered throughout the Town with the highest concentration in the Sanitary District. Information about the characteristics and quality of the Town’s housing supply is available in Chapter 4.

“Rural Character” Future Land Use Category Description: The purpose of the Rural Character category is to show area that consists of agricultural land, open land, and residential development. Agricultural and open land become less interconnected due to increased residential development, including a limited number of subdivision plats. Development beyond agricultural and residential use is limited, and is largely comprised of agricultural-related businesses. Development served by POWTS.

The proposed Certified Survey Map is consistent with the Comprehensive Plan Future Land Use Map’s “Single and Two Family Residential” and “Rural Character” designations.

Staff Discussion, Suggested Conditions, & Recommendation:

1. Patricia Murphy Survivors Trust is the owner of the subject property.
2. The existing zoning is General Agricultural (AGD) and the Future Land Use Map designation is “Single and Two Family Residential” and “Rural Character”.
3. The proposed CSM is consistent with the existing zoning district and Future Land Use Map designation.
4. Road access to proposed Lots 1 and 2 is via Martys Ct.; Road access to proposed Lot 4 is via Garvey Rd.
5. This property is not located in the sanitary district or sewer service area.
6. The proposed Lots 1 and 2 meet the requirements of the Outagamie County Zoning Ordinance; Proposed Lots 3 and 4 do not meet the requirements of the Outagamie County Zoning Ordinance, but may be created as unbuildable lots until they comply with County requirements.

Plan Commission Direction.

The Plan Commission has the ability to forward the Town Board a recommendation to approve, approve conditionally, or deny the proposed Certified Survey Map. It also has the ability to table the application and review at a future Plan Commission meeting.

Staff Recommendation:

Based on the findings presented, staff opinion is to recommend that the Certified Survey Map be approved without conditions.



Town of Freedom

OUTAGAMIE COUNTY P.O. BOX 1007 FREEDOM, WI 54131

W2004 County Road S - PO Box 1007 - Freedom, WI 54131

920-788-4548 phone - 920-788-7550 fax

clerk@townoffreedom.org - www.townoffreedom.org

**Certified Survey Map Application
(Submit 15 copies of Drawings)**

Property Owner(s): Patricia Murphy

Address/City/Zip: W2817 Marty's Ct Kaukauna, WI 54130

Phone: _____ Fax: _____ E-Mail: _____

Applicant (if other than Owner): Linda Borneman

Check: Architect _____ Engineer _____ Surveyor _____ Attorney _____ Agent: _____

Address/City/Zip: W1968 Tralee Ln, Freedom, WI 54130

Phone: 920-619-2892 Fax: _____ E-Mail: _____

I/we certify the attached drawings are to the best of my/our knowledge complete and drawn in accordance with all codes.

Owner Signature: Patricia Murphy Date: 11-23-2022

Applicant Signature: Linda Borneman Date: 11-23-2022

Surveyor (if other than Owner or Applicant):

Surveyor: David Hebert, Hebert Associates, Inc. Registration No.: S-2312

Address/City/Zip: 1110 W. Wisconsin Ave., Appleton, WI 54914

Phone: (920)734-8373 Fax: (920)734-3968 E-Mail: dave@hebertassoc.com

Survey Specifics:

Describe the reason for the Certified Survey Map: _____

Tax Key No.(s): 090020500 and 090020600

Legal Description: All of Lot 1 of Certified Survey Map 7998 being part of the Northeast 1/4 of the Southwest 1/4; and also part of the Northwest 1/4 of the Southwest 1/4; all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

For Town Use Only

Fee: <u>\$150.00</u>	Acct No: <u>-</u>	Receipt: <u>✓ #5368</u>	Date: <u>11/23/2022</u>
Date Rec'd Complete: <u>11/23/22</u>		By: <u>GA</u>	Applic. No.: _____
Review by Plan Commission: _____			
Recommendation to: Approve _____ Approve with Conditions _____ Deny _____			
Review by Town Board: _____			
CSM is: Approved _____ Approved with Conditions _____ Denied _____			
Comments: _____			



Hebert Associates, Inc. Land Surveying

May 9, 2022

Linda Borneman
W1968 Tralee Ln.
Freedom, WI 54130

Re: Certified Survey Map

Dear Ms. Borneman:

Enclosed, please find the original CSM. This is the one that you will need to take to the Town for their signatures. Once the town has signed it, return it to us and we will get it signed at the County and recorded.

If you have any questions, please feel free to give us a call.

Sincerely,

David Hebert
Hebert Associates, Inc.

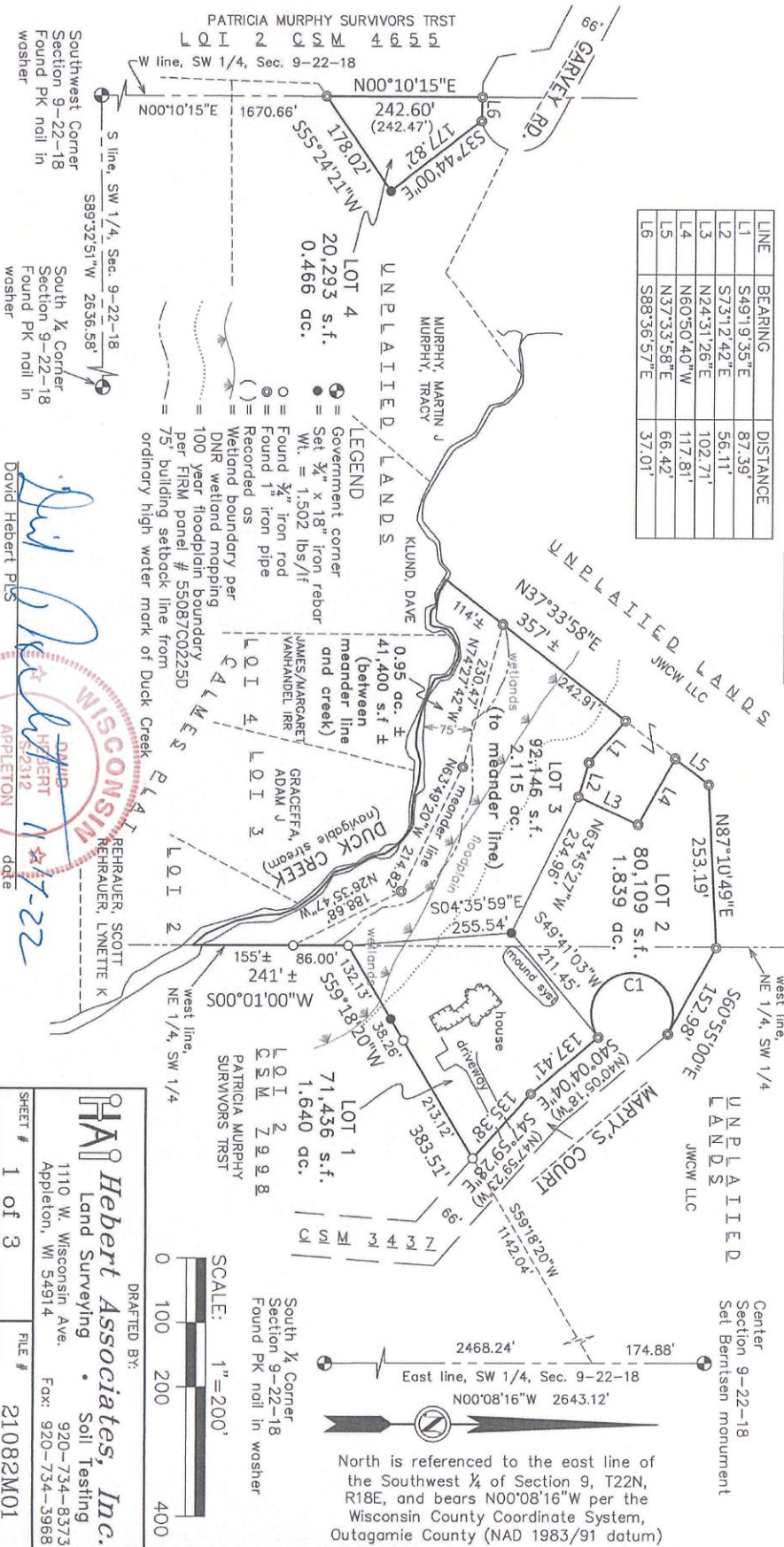
File # 21083-02

Certified Survey Map

All of Lot 1 of Certified Survey Map 7998 being part of the Northeast 1/4 of the Southwest 1/4; and also part of the Northwest 1/4 of the Southwest 1/4; all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

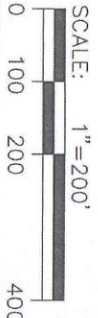
CURVE	RADIUS	ARC	DELTA	CHD BEARING	CHORD	TANGENT IN	TANGENT OUT
C1	64.00'	272.10'	243.36'02"	S02°43'01"E	108.78'	N60°55'00"W	N55°28'59"E
(N02°44'15"W)							

LINE	BEARING	DISTANCE
L1	S49°19'35"E	87.39'
L2	S73°12'42"E	56.11'
L3	N24°31'26"E	102.71'
L4	N60°50'40"W	117.81'
L5	N37°33'58"E	66.42'
L6	S88°36'57"E	37.01'



HA Hebert Associates, Inc.
Land Surveying • Soil Testing
1110 W. Wisconsin Ave.
Appleton, WI 54914
920-734-8373
920-734-3968

SHEET # 1 of 3 FILE # 21082M01



North is referenced to the east line of the Southwest 1/4 of Section 9, T22N, R18E, and bears N00°08'16"W per the Wisconsin County Coordinate System, Outagamie County (NAD 1983/91 datum)

CERTIFIED SURVEY MAP

All of Lot 1 of Certified Survey Map 7998 being part of the Northeast ¼ of the Southwest ¼; and also part of the Northwest ¼ of the Southwest ¼; all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{SS}

I, David Hebert, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map 7998, being part of the Northeast ¼ of the Southwest ¼; and part of the Northwest ¼ of the Southwest ¼; all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin, which is more fully described as follows:

Commencing at the South ¼ Corner of said Section 9; thence N00°08'16"W, 2468.24 feet along the east line of the Southwest ¼ of said Section 9; thence S59°18'20"W, 1142.04 feet to the point of beginning; thence continuing S59°18'20"W, 383.51 feet; thence S00°01'00"W, 86.00 feet to a point on a meander line of Duck Creek, said point being N00°01'00"E, 155 feet, more or less, from the center of Duck Creek; thence N26°35'47"W, 188.68 feet along said meander line; thence N63°49'20"W, 214.82 feet along said meander line; thence N74°27'42"W, 230.47 feet along said meander line to a point that is N37°33'58"E, 114 feet, more or less, from the center of Duck Creek; thence N37°33'58"E, 242.91 feet; thence S49°19'35"E, 87.39 feet; thence S73°12'42"E, 56.11 feet; thence N24°31'26"E, 102.71 feet; thence N60°50'40"W, 117.81 feet; thence N37°33'58"E, 66.42 feet; thence N87°10'49"E, 253.19 feet; thence S60°55'00"E, 152.98 feet; thence 272.10 feet along the arc of a 64.00 foot radius curve to the left (chord bearing S02°43'01"E, 108.78 feet); thence S40°04'04"E, 137.41 feet; thence S47°59'28"E, 135.38 feet to the point of beginning.

Said parcel includes all land lying between said meander line and the center of Duck Creek.

Also:

All that part of the Northwest ¼ of the Southwest ¼, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin, which is more fully described as follows:

Commencing at the South ¼ Corner of said Section 9; thence S89°32'51"W, 2636.58 feet along the south line of the Southwest ¼ of said Section 9 to the Southwest Corner of said Section 9; thence N00°10'15"E, 1670.66 feet along the west line of the Southwest ¼ of said Section 9 to the point of beginning; thence continuing N00°10'15"E, 242.60 feet along said west line; thence S88°36'57"E, 37.01 feet; thence S37°44'00"E, 177.82 feet; thence S55°24'21"W, 178.02 feet to the point of beginning.

I further certify that the map hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Town of Freedom, Outagamie County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.


David Hebert PLS
Date

NOTES

1. This Certified Survey Map is all of tax parcel #s 090020500 and 090020600
2. This Certified Survey Map is contained wholly within the lands described in Document # 2007044
3. The owner of record is Patricia Murphy Survivor's Trust.
4. There is a 75' building setback from the ordinary high water mark of all streams, rivers and lakes. The 75' building setback line as shown on the face of the CSM is only approximate and should not be used for construction purposes. In order to determine the precise location of the setback line, a qualified person must make a field determination of the ordinary high water mark and the 75' setback must be measured from the ordinary high water mark as determined by the qualified person.
5. Any land below the ordinary highwater mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
6. To be considered buildable, individually, Lot 3 will require approved vehicular access points to, and frontage on, a public street.
7. Lot 4 is not buildable unless it meets the requirements of Zoning Ordinance Section 54-44, pertaining to nonconforming lots of record.
8. Prior to development, a wetland delineation may be required on lots 1, 2, 3, and 4. Outagamie County Code of Ordinances, Section 48-7(c)(4)a requires a wetland setback of 10 ft. to 30 ft., 50 ft., or 75 ft., depending on the susceptibility of the wetland.



CERTIFIED SURVEY MAP

All of Lot 1 of Certified Survey Map 7998 being part of the Northeast ¼ of the Southwest ¼; and also part of the Northwest ¼ of the Southwest ¼; all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

OWNER'S CERTIFICATE

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Freedom and Outagamie County

Patricia M. Murphy _____ Date
STATE OF WISCONSIN
COUNTY)SS

Personally came before me on this _____ day of _____, 20____, the above named owner(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin _____ My commission expires _____

TOWN APPROVAL

This Certified Survey Map is approved by the Town of Freedom on this _____ day of _____, 20____.

Plan Commission Chairman _____ Date _____ Town Board Chairman _____ Date _____

Town Engineer/Planner _____ Date _____ Town Clerk _____ Date _____

COUNTY TREASURER'S CERTIFICATE

I, _____, being the duly elected, qualified and acting treasurer of the County of Outagamie, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting the lands included in this Certified Survey Map.

County Treasurer _____

OUTAGAMIE COUNTY APPROVAL

This Certified Survey Map has been reviewed and approved by Outagamie County Development and Land Services

Development & Land Services Dept. Representative _____ Date _____

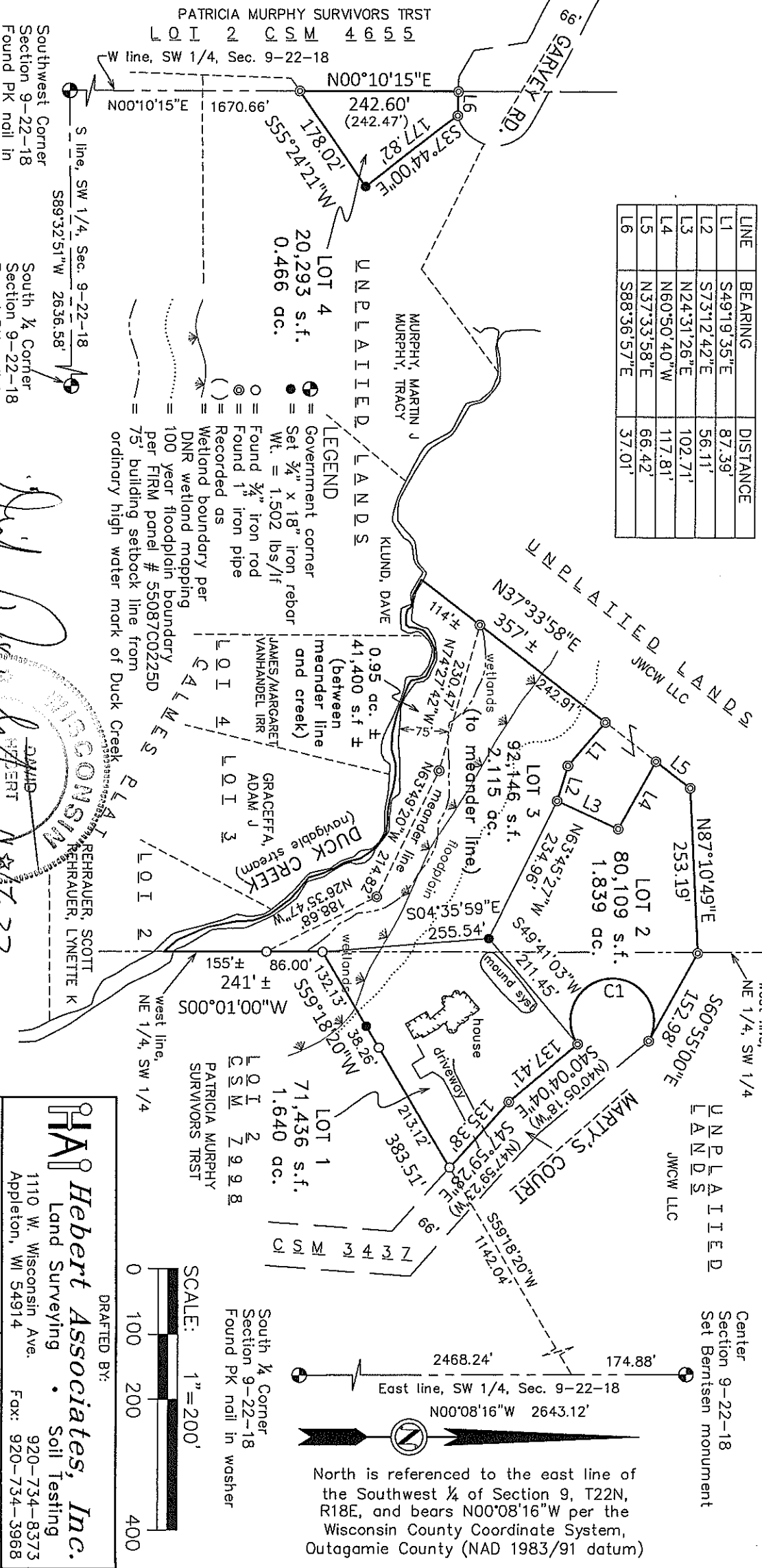


Certified Survey Map

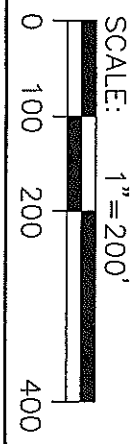
All of Lot 1 of Certified Survey Map 7998 being part of the Northeast 1/4 of the Southwest 1/4, and also part of the Northwest 1/4 of the Southwest 1/4, all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

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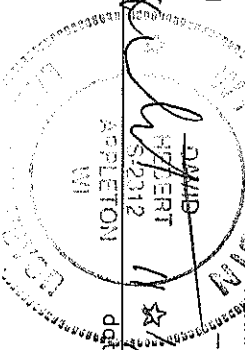
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SHEET #	1 of 3	FILE #	21082M01
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David Hebert PLS
11/7-22



LEGEND
● = Government corner
● = Set 3/4" x 18" iron rebar
Wt. = 1.502 lbs/lf
○ = Found 3/4" iron rod
⊙ = Found 1" iron pipe
() = Recorded as
--- = Wetland boundary per DNR wetland mapping
--- = 100 year floodplain boundary per FIRM panel # 55087C0225D
--- = 75' building setback line from ordinary high water mark of Duck Creek

LOT 4
20,293 s.f.
0.466 ac.

LOT 1
71,436 s.f.
1.640 ac.

LOT 2
80,109 s.f.
1.839 ac.

LOT 3
2,115 ac.

LOT 4
41,400 s.f. ±
(between meander line and creek)

LOT 5
253.19'

LOT 6
242.60' (242.47')

LOT 7
230.47'

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CERTIFIED SURVEY MAP

All of Lot 1 of Certified Survey Map 7998 being part of the Northeast ¼ of the Southwest ¼; and also part of the Northwest ¼ of the Southwest ¼; all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{SS}

I, David Hebert, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map 7998, being part of the Northeast ¼ of the Southwest ¼; and part of the Northwest ¼ of the Southwest ¼; all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin, which is more fully described as follows:

Commencing at the South ¼ Corner of said Section 9; thence N00°08'16"W, 2468.24 feet along the east line of the Southwest ¼ of said Section 9; thence S59°18'20"W, 1142.04 feet to the point of beginning; thence continuing S59°18'20"W, 383.51 feet; thence S00°01'00"W, 86.00 feet to a point on a meander line of Duck Creek, said point being N00°01'00"E, 155 feet, more or less, from the center of Duck Creek; thence N26°35'47"W, 188.68 feet along said meander line; thence N63°49'20"W, 214.82 feet along said meander line; thence N74°27'42"W, 230.47 feet along said meander line to a point that is N37°33'58"E, 114 feet, more or less, from the center of Duck Creek; thence N37°33'58"E, 242.91 feet; thence S49°19'35"E, 87.39 feet; thence S73°12'42"E, 56.11 feet; thence N24°31'26"E, 102.71 feet; thence N60°50'40"W, 117.81 feet; thence N37°33'58"E, 66.42 feet; thence N87°10'49"E, 253.19 feet; thence S60°55'00"E, 152.98 feet; thence 272.10 feet along the arc of a 64.00 foot radius curve to the left (chord bearing S02°43'01"E, 108.78 feet); thence S40°04'04"E, 137.41 feet; thence S47°59'28"E, 135.38 feet to the point of beginning.

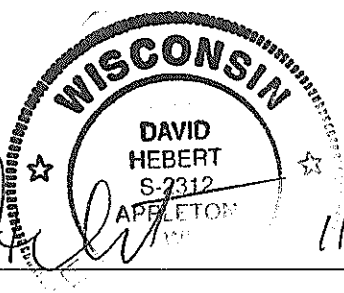
Said parcel includes all land lying between said meander line and the center of Duck Creek.

Also:

All that part of the Northwest ¼ of the Southwest ¼, Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin, which is more fully described as follows:

Commencing at the South ¼ Corner of said Section 9; thence S89°32'51"W, 2636.58 feet along the south line of the Southwest ¼ of said Section 9 to the Southwest Corner of said Section 9; thence N00°10'15"E, 1670.66 feet along the west line of the Southwest ¼ of said Section 9 to the point of beginning; thence continuing N00°10'15"E, 242.60 feet along said west line; thence S88°36'57"E, 37.01 feet; thence S37°44'00"E, 177.82 feet; thence S55°24'21"W, 178.02 feet to the point of beginning.

I further certify that the map hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Town of Freedom, Outagamie County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.


David Hebert PLS 11-17-22
Date

NOTES

1. This Certified Survey Map is all of tax parcel #s 090020500 and 090020600
2. This Certified Survey Map is contained wholly within the lands described in Document # 2007044
3. The owner of record is Patricia Murphy Survivor's Trust.
4. There is a 75' building setback from the ordinary high water mark of all streams, rivers and lakes. The 75' building setback line as shown on the face of the CSM is only approximate and should not be used for construction purposes. In order to determine the precise location of the setback line, a qualified person must make a field determination of the ordinary high water mark and the 75' setback must be measured from the ordinary high water mark as determined by the qualified person.
5. Any land below the ordinary highwater mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
6. To be considered buildable, individually, Lot 3 will require approved vehicular access points to, and frontage on, a public street.
7. Lot 4 is not buildable unless it meets the requirements of Zoning Ordinance Section 54-44, pertaining to nonconforming lots of record.
8. Prior to development, a wetland delineation may be required on lots 1, 2, 3, and 4. Outagamie County Code of Ordinances, Section 48-7(c)(4)a requires a wetland setback of 10 ft. to 30 ft., 50 ft., or 75 ft., depending on the susceptibility of the wetland.

CERTIFIED SURVEY MAP

All of Lot 1 of Certified Survey Map 7998 being part of the Northeast ¼ of the Southwest ¼; and also part of the Northwest ¼ of the Southwest ¼; all in Section 9, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

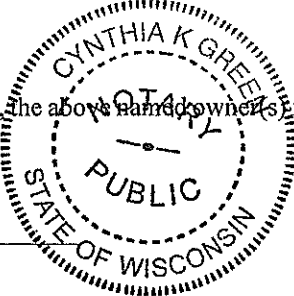
OWNER'S CERTIFICATE

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Freedom and Outagamie County

Patricia M. Murphy 1-12-23
Patricia M. Murphy Date
STATE OF WISCONSIN
COUNTY)SS

Personally came before me on this 12 day of January, 2023 the above named person(s) is (are) known to be the persons who executed the foregoing instrument and acknowledge the same.

Cynthia K. Green 04-29-2025
Cynthia K. Green My commission expires
Notary Public, State of Wisconsin



TOWN APPROVAL

This Certified Survey Map is approved by the Town of Freedom on this _____ day of _____, 20 ____.

Plan Commission Chairman Date Town Board Chairman Date

Town Engineer/Planner Date Town Clerk Date

COUNTY TREASURER'S CERTIFICATE

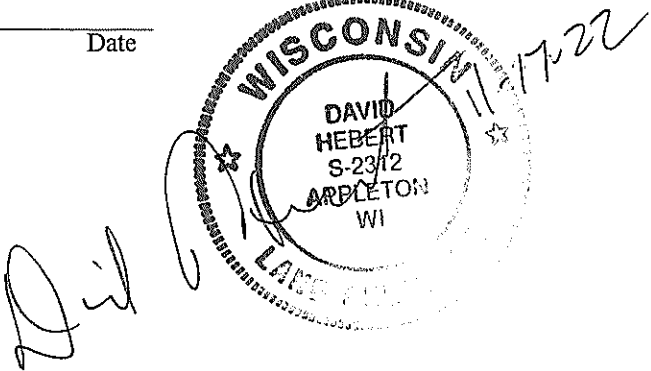
I, _____, being the duly elected, qualified and acting treasurer of the County of Outagamie, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting the lands included in this Certified Survey Map.

County Treasurer

OUTAGAMIE COUNTY APPROVAL

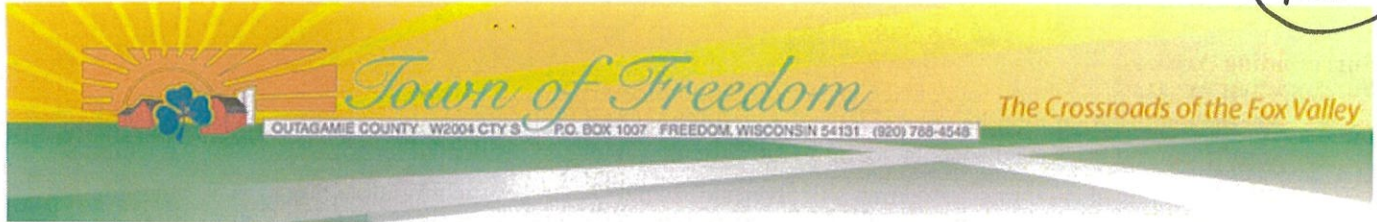
This Certified Survey Map has been reviewed and approved by Outagamie County Development and Land Services

Development & Land Services Dept. Representative Date





10.c.



STAFF REPORT

TO: Town of Freedom Plan Commission

FROM: Jeff Kussow
Assistant Planner/Code Administrator, Town of Freedom
Community Planner, Cedar Corporation

SUBJECT: Certified Survey Map Application – Linda Borneman/Patricia Murphy Survivors Trust
PIN 090-0188-02 (County Rd C/County Rd S)

DATE: December 29, 2022

Applicant/General Information

- **Name:** Linda Borneman on behalf of Patricia Murphy Survivors Trust
- **Parcel identification number & Address:** PIN 090-0188-02; County Rd C/County Rd S
- **Zoning district:** General Agricultural (AGD)
- **Petition request:**
Linda Borneman, on behalf of Patricia Murphy Survivors Trust, requests approval of a 2-lot Certified Survey Map, dividing PIN 090-0188-02 into 2 lots. The subject property is Lot 2 of Certified Survey Map #5434 located in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 8, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Applicable Ordinances:

The use of land in the Town of Freedom is governed by the following plans/ordinances:

- Town of Freedom Comprehensive Plan
- Town of Freedom Subdivision Ordinance (*Chapter 18*, Town of Freedom Municipal Code)
- Outagamie County Comprehensive Plan
- Outagamie County Zoning Ordinance (*Chapter 54*, Code of Ordinances of Outagamie County, Wisconsin)
- Outagamie County Subdivision Ordinance (*Chapter 52*, Code of Ordinances of Outagamie County, Wisconsin)
- State of Wisconsin Platting Lands and Recording and Vacating Plats Statutes (*Chapter 236*, Wisconsin Statutes)

Description of Subject Property & Surrounding Area

Subject Parcel:

- **Lot area, width, & depth:** 14.81 acres +/-; irregularly-shaped lot.
- **Frontage – water/road:** No water frontage; 450 ft. +/- road frontage along County Rd S & 562 ft. +/- road frontage along County Rd C.
- **Existing uses/structures:** Agricultural cropland.
- **Traffic patterns/road usage:** Traffic on County Rd S & County Rd C is low to moderate.
- **Water & Sanitation:** The subject property is not located in the sanitary district and sewer service area.
- **Significant topography or vegetation:** No significant topography or vegetation.

Surrounding Area:

- **North:** Large agricultural lot zoned General Agricultural (AGD).
- **South:** County Rd S is adjacent to south; Large agricultural lot and residential lot zoned General Agricultural (AGD).
- **East:** Small residential lots and Skunk Hill tavern lot zoned General Agricultural (AGD); County Rd C is adjacent to west; Large agricultural lots zoned AGD.
- **West:** Agricultural & residential lots zoned General Agricultural (AGD).

Background Information/History:

Linda Borneman, on behalf of Patricia Murphy Survivors Trust, requests approval of a 2-lot Certified Survey Map, dividing PIN 090-0188-02 into 2 lots. The subject property is Lot 2 of Certified Survey Map #5434 located in the Southeast ¼ of the Southeast ¼, Section 8, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Comprehensive Plan Considerations**Town Comprehensive Plan Future Land Use Map designation and description:**

The subject property is located in the "Rural Character" future land use category designation per the Town Comprehensive Plan/Future Land Use Map.

"Rural Character" Future Land Use Category Description: The purpose of the Rural Character category is to show area that consists of agricultural land, open land, and residential development. Agricultural and open land become less interconnected due to increased residential development, including a limited number of subdivision plats. Development beyond agricultural and residential use is limited, and is largely comprised of agricultural-related businesses. Development served by POWTS.

The proposed Certified Survey Map is consistent with the Comprehensive Plan Future Land Use Map's "Rural Character" designation.

Staff Discussion, Suggested Conditions, & Recommendation:

1. Patricia Murphy Survivors Trust is the owner of the subject property.
2. The existing zoning is General Agricultural (AGD) and the Future Land Use Map designation is "Rural Character".
3. The proposed CSM is consistent with the existing zoning district and Future Land Use Map designation.
4. Road access to proposed Lot 1 is via County Rd S; Road access to proposed Lot 2 is via County Rd C.
5. This property is not located in the sanitary district or sewer service area.
6. The proposed Lots meet the requirements of the Outagamie County Zoning Ordinance.

Plan Commission Direction.

The Plan Commission has the ability to forward the Town Board a recommendation to approve, approve conditionally, or deny the proposed Certified Survey Map. It also has the ability to table the application and review at a future Plan Commission meeting.



W2004 County Road S - PO Box 1007 - Freedom, WI 54131
920-788-4548 phone - 920-788-7550 fax
clerk@townoffreedom.org - www.townoffreedom.org

Certified Survey Map Application
(Submit 15 copies of Drawings)

Property Owner(s): Patricia Murphy
Address/City/Zip: W2817 Marty's Ct. Kaukauna, WI 54130

Phone: _____ **Fax:** _____ **E-Mail:** _____

Applicant (if other than Owner): Linda Borneman

Check: Architect ☐ Engineer ☐ Surveyor ☐ Attorney ☐ Agent ☐

Address/City/Zip: W1968 Tralee Ln, Freedom, WI 54130

Phone: 920-619-2892 **Fax:** _____ **E-Mail:** _____

I/we certify the attached drawings are to the best of my/our knowledge complete and drawn in accordance with all codes.

Owner Signature: Patricia M. Murphy **Date:** 11-23-22

Applicant Signature: Linda Borneman **Date:** 11-23-22

Surveyor (if other than Owner or Applicant):

Surveyor: David Hebert, Hebert Associates, Inc. **Registration No.:** S-2312

Address/City/Zip: 1110 W. Wisconsin Ave., Appleton, WI 54914

Phone: (920)734-8373 **Fax:** (920)734-3968 **E-Mail:** dave@hebertassoc.com

Survey Specifics:

Describe the reason for the Certified Survey Map: _____

Tax Key No.(s): 090018802

Legal Description: All of Lot 2 of Certified Survey Map 5434 being part of the Southeast 1/4 of the Southeast 1/4, of Section 8, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin

For Town Use Only

Fee: <u>\$150.00</u>	Acct No: <u>-</u>	Receipt: <u># 5368</u>	Date: <u>11/23/2022</u>
Date Rec'd Complete: <u>11/23/22</u>		By: <u>[Signature]</u>	Applic. No.: _____
Review by Plan Commission: _____			
Recommendation to: Approve _____ Approve with Conditions _____ Deny _____			
Review by Town Board: _____			
CSM is: Approved _____ Approved with Conditions _____ Denied _____			
Comments: _____			

Certified Survey Map

All of Lot 2 of Certified Survey Map 5434 being part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, of Section 8, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin



North is referenced to the South line of the Southeast $\frac{1}{4}$ of Section 8, T22N, R18E, which bears N88°51'34\"W based on the Wisconsin County Coordinate System, Outagamie County (NAD 1983/91 datum)

NOTES: The lots created in this document are adjacent to property that, as of the date of this document, is being used for agricultural purposes. Some individuals believe that activities associated with the agricultural use constitute a nuisance or conflict with their quiet enjoyment of the lots. This note is intended to provide third parties with notice that these agricultural activities may exist on the adjacent property.

The lots created in this document are located in the Special Well Casing Pipe Depth Area. The area has been established due to naturally occurring arsenic contamination problems in this area affecting many wells. Individuals who plan on drilling a well should consult with the Wisconsin Department of Natural Resources, or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative Code.

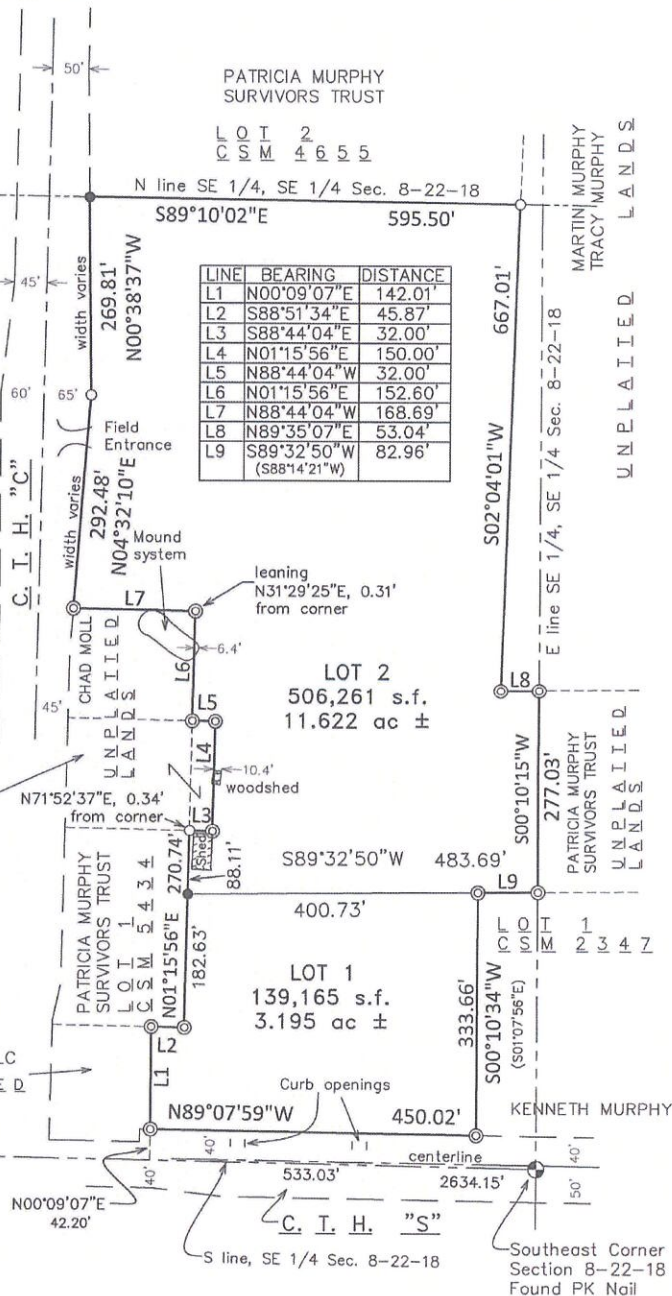
ALEXANDER W. PELISHEK
MARIAH M. SEILTZ

LEGEND

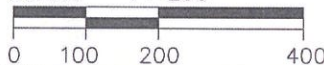
- = Government corner
- = Set $\frac{3}{4}$ " x 18" iron rebar
Wt. = 1,502 lbs/lf
- = Found $\frac{3}{4}$ " iron rod
- ⊙ = Found 1" iron pipe
- () = Recorded as

South $\frac{1}{4}$ Corner
Section 8-22-18
Found PK in Washer

SKUNKHILL
PROPERTIES LLC
UNPLAIED
LANDS



SCALE: 1"=200'



DRAFTED BY: HAI Hebert Associates, Inc. Land Surveying • Soil Testing 1110 W. Wisconsin Ave. Appleton, WI 54914		920-734-8373 Fax: 920-734-3968
SHEET #	1 of 2	FILE # 21083M02

David Hebert PLS

date

CERTIFIED SURVEY MAP

All of Lot 2 of Certified Survey Map 5434 being part of the Southeast ¼ of the Southeast ¼, of Section 8, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{SS}

I, David Hebert, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map 5434 being part of the Southeast ¼ of the Southeast ¼, of Section 8, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin.

I further certify that the map hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Town of Freedom, Outagamie County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.


David Hebert PLS Date 11-17-22

NOTES

1. This Certified Survey Map is all of tax parcel # 09-0-0188-02
2. This Certified Survey Map is contained wholly within the lands described in Document # 2007044
3. The owner of record is Patricia Murphy Survivors Trust
4. C.T.H. "C" and C.T.H. "S" are controlled access highways. Any changes in access or work in the highway right of way requires a permit from the Outagamie County Highway Department.

OWNER'S CERTIFICATE

I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Freedom and Outagamie County

Patricia Murphy (owner) _____ Date _____

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)^{SS}

Personally came before me on this _____ day of _____, 20____, the above named owner is known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin _____ My commission expires _____

TOWN APPROVAL

This Certified Survey Map is approved by the Town of Freedom on this _____ day of _____, 20____.

Plan Commission Chairman _____ Date _____ Town Board Chairman _____ Date _____

Town Engineer/Planner _____ Date _____ Town Clerk _____ Date _____

COUNTY TREASURER'S CERTIFICATE

I, _____, being the duly elected, qualified and acting treasurer of the County of Outagamie, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting the lands included in this Certified Survey Map.

County Treasurer _____ Date _____

OUTAGAMIE COUNTY APPROVAL

This Certified Survey Map has been reviewed and approved by Outagamie County Department of Development and Land Services

Department of Development and Land Services Representative _____ Date _____

10.c.

Certified Survey Map

All of Lot 2 of Certified Survey Map 5434 being part of the Southeast 1/4 of the Southeast 1/4, of Section 8, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin



North is referenced to the South line of the Southeast 1/4 of Section 8, T22N, R18E, which bears N88°51'34"W based on the Wisconsin County Coordinate System, Outagamie County (NAD 1983/91 datum)

NOTES: The lots created in this document are adjacent to property that, as of the date of this document, is being used for agricultural purposes. Some individuals believe that activities associated with the agricultural use constitute a nuisance or conflict with their quiet enjoyment of the lots. This note is intended to provide third parties with notice that these agricultural activities may exist on the adjacent property.

The lots created in this document are located in the Special Well Casing Pipe Depth Area. The area has been established due to naturally occurring arsenic contamination problems in this area affecting many wells. Individuals who plan on drilling a well should consult with the Wisconsin Department of Natural Resources, or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative Code.

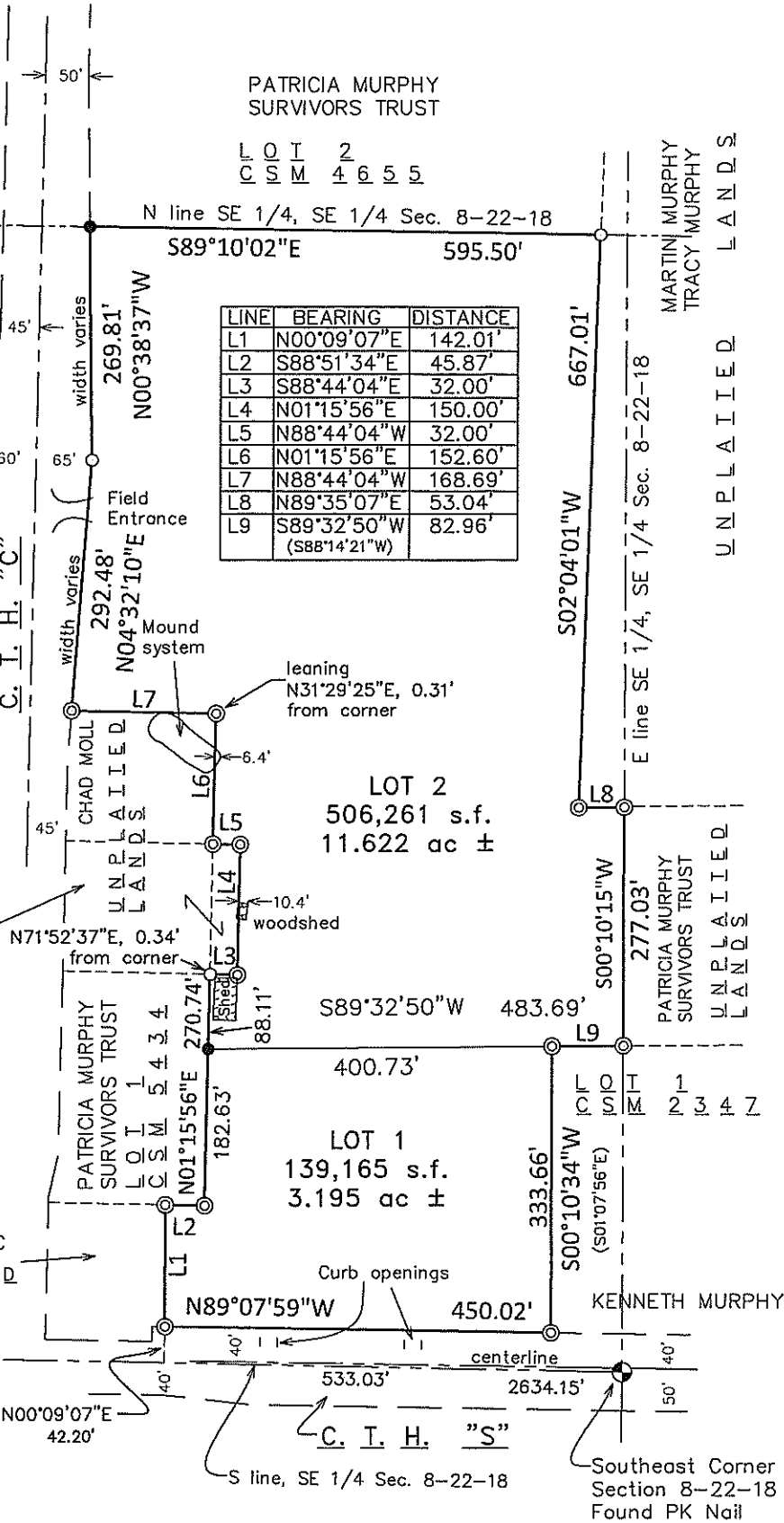
ALEXANDER W. PELISHEK
MARIAH M. SEILTZ

LEGEND

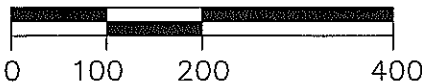
- = Government corner
- = Set 3/4" x 18" iron rebar
Wt. = 1.502 lbs/lf
- = Found 3/4" iron rod
- ⊙ = Found 1" iron pipe
- () = Recorded as

South 1/4 Corner
Section 8-22-18
Found PK in Washer

SKUNKHILL
PROPERTIES LLC
UNPLAIED
LANDS



SCALE: 1"=200'



David Hebert PLS
date 11-17-22

DRAFTED BY:
HAI Hebert Associates, Inc.
Land Surveying • Soil Testing
1110 W. Wisconsin Ave. Appleton, WI 54914
920-734-8373
Fax: 920-734-3968

SHEET # 1 of 2
FILE # 21083M02

CERTIFIED SURVEY MAP

All of Lot 2 of Certified Survey Map 5434 being part of the Southeast ¼ of the Southeast ¼, of Section 8, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
OUTAGAMIE COUNTY)SS

I, David Hebert, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map 5434 being part of the Southeast ¼ of the Southeast ¼, of Section 8, T22N, R18E, Town of Freedom, Outagamie County, Wisconsin.

I further certify that the map hereon is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Town of Freedom, Outagamie County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.

David Hebert PLS
DAVID HEBERT
S-2312
APPLETON, WI
11-17-22
Date

NOTES

- 1. This Certified Survey Map is all of tax parcel # 09-0-0188-02
- 2. This Certified Survey Map is contained wholly within the lands described in Document # 2007044
- 3. The owner of record is Patricia Murphy Survivors Trust
- 4. C.T.H. "C" and C.T.H. "S" are controlled access highways. Any changes in access or work in the highway right of way requires a permit from the Outagamie County Highway Department.

OWNER'S CERTIFICATE

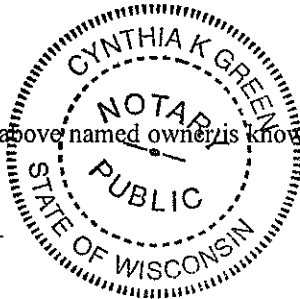
I (We), as owner(s), do hereby certify that I (we) caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Freedom and Outagamie County

Patricia Murphy (owner)
1-12-23
Date

STATE OF WISCONSIN)
OUTAGAMIE COUNTY)SS

Personally came before me on this 12th day of January, 2023, the above named owner is known to be the persons who executed the foregoing instrument and acknowledge the same.

Cynthia K. Green
Notary Public, State of Wisconsin
04-29-2025
My commission expires



TOWN APPROVAL

This Certified Survey Map is approved by the Town of Freedom on this day of , 20 .

Plan Commission Chairman Date Town Board Chairman Date

Town Engineer/Planner Date Town Clerk Date

COUNTY TREASURER'S CERTIFICATE

I, , being the duly elected, qualified and acting treasurer of the County of Outagamie, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting the lands included in this Certified Survey Map.

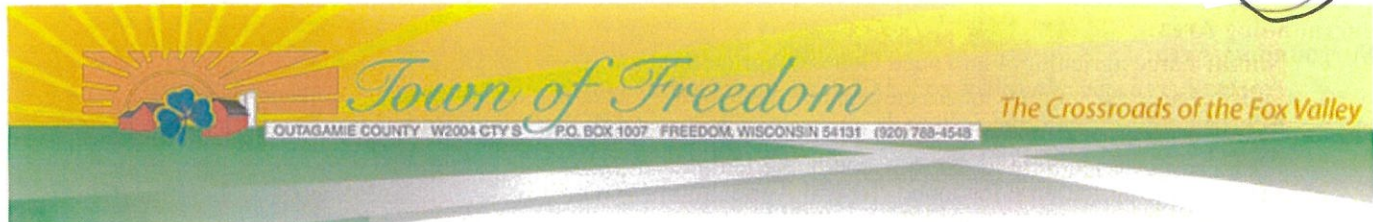
County Treasurer Date

OUTAGAMIE COUNTY APPROVAL

This Certified Survey Map has been reviewed and approved by Outagamie County Department of Development and Land Services

Department of Development and Land Services Representative Date

18.d



STAFF REPORT

TO: Town of Freedom Plan Commission

FROM: Jeff Kussow
Assistant Planner/Code Administrator, Town of Freedom
Community Planner, Cedar Corporation

SUBJECT: Certified Survey Map Application – Carow Land Surveying/ Jean A Fox (LE)/Michael J Fox et al.
PIN 090-0674-00 (W1514 County Rd UU)

DATE: December 29, 2022

Applicant/General Information

- **Name:** Michael J Fox et al, Thomas P Fox, & Karen L Brazee
- **Parcel identification number & Address:** PIN 090-0674-00; W1514 County Rd UU
- **Zoning district:** General Agricultural (AGD)
- **Petition request:**
Bob Reider of Carow Land Surveying requests approval of a 2-lot Certified Survey Map, dividing the property addressed W1514 County Rd UU (PIN 090-0674-00) into 2 lots. The subject property is the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 24, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Applicable Ordinances:

The use of land in the Town of Freedom is governed by the following plans/ordinances:

- Town of Freedom Comprehensive Plan
- Town of Freedom Subdivision Ordinance (*Chapter 18*, Town of Freedom Municipal Code)
- Outagamie County Comprehensive Plan
- Outagamie County Zoning Ordinance (*Chapter 54*, Code of Ordinances of Outagamie County, Wisconsin)
- Outagamie County Subdivision Ordinance (*Chapter 52*, Code of Ordinances of Outagamie County, Wisconsin)
- State of Wisconsin Platting Lands and Recording and Vacating Plats Statutes (*Chapter 236*, Wisconsin Statutes)

Description of Subject Property & Surrounding Area

Subject Parcel:

- **Lot area, width, & depth:** 40 acres +/-; 1,319 ft. +/- wide; 1,275 ft. +/- deep.
- **Frontage – water/road:** Unnamed stream bisects the property; 1,317 ft. +/- road frontage along County Rd UU.
- **Existing uses/structures:** Agricultural & residential.
- **Traffic patterns/road usage:** Traffic on County Rd UU is low.
- **Water & Sanitation:** The subject property is served via private well and sanitary system. The subject property is not located in the sanitary district and sewer service area.
- **Significant topography or vegetation:** No significant topography or vegetation.

Surrounding Area:

- **North:** Large agricultural lot zoned General Agricultural (AGD).
- **South:** Large agricultural lot zoned General Agricultural (AGD). County Rd UU is adjacent to south.
- **East:** Large agricultural lot zoned General Agricultural (AGD).
- **West:** Large agricultural lot zoned General Agricultural (AGD).

Background Information/History:

Bob Reider of Carow Land Surveying requests approval of a 2-lot Certified Survey Map, dividing the property addressed W1514 County Rd UU (PIN 090-0674-00) into 2 lots. The subject property is the Southeast ¼ of the Southwest ¼, Section 24, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

The purpose of the CSM is to separate the home and buildings from the remaining farm parcel.

Rural Residential Development:

This land division is considered "Rural Residential Development" per Section 18.204 – Rural Residential Development of the Town Subdivision Ordinance. "Rural Residential Development" is defined as "*residential development that occurs outside of the Town of Freedom's sanitary district and is characterized by low rural density and rural character.*"

Section 18.204 states "*the landowner or developer of land that is proposed to be developed for rural residential purposes must work with the Plan Commission to identify areas that are to be protected, and areas that may be developed.*"

Furthermore, "*the landowner or developer must, in developing lots through a certified survey map... consider ways to minimize the impact the proposed rural residential development will have on the rural character, natural areas, and wildlife habitat. Special consideration must be given to buffers along streams and creeks and to landscape screening along town and county roads adjacent to the development to protect the rural views after development is complete.*"

Based on the fact that the purpose of the land division is to separate the home and buildings from the remaining farm parcel and no land use changes are proposed, it is staff's recommendation that:

1. No areas within the proposed CSM need to be protected;
2. No special conditions/requirements are needed to minimize the impact the proposed rural residential development will have on the rural character, natural areas, and wildlife habitat; and
3. No buffers are needed along County Rd UU.

Staff Discussion, Suggested Conditions, & Recommendation:

1. Michael J Fox et al, Thomas P Fox, & Karen L Brazee are the owners of the subject property.
2. The existing zoning is General Agricultural (AGD) and the Future Land Use Map designation is Agricultural Land and Farm Residences.
3. The proposed CSM is consistent with the existing zoning district and Future Land Use Map designation.
4. Road access to the proposed lots will be via County Rd UU.
5. This property is not located in the sanitary district and sewer service area.
6. The proposed lot meets the requirements of the Outagamie County Zoning Ordinance.

Plan Commission Direction.

The Plan Commission has the ability to forward the Town Board a recommendation to approve, approve conditionally, or deny the proposed Certified Survey Map. It also has the ability to table the application and review at a future Plan Commission meeting.

Staff Recommendation:

Based on the findings presented, **staff opinion is to recommend that the Certified Survey Map be approved without conditions.**



Town of Freedom

OUTAGAMIE COUNTY P.O. BOX 1007 FREEDOM, WI 54131

W2004 County Road S - PO Box 1007 - Freedom, WI 54131

920-788-4548 phone - 920-788-7550 fax

clerk@townoffreedom.org - www.townoffreedom.org

Certified Survey Map Application (Submit 15 copies of Drawings)

Property Owner(s): Michael Fox, Karen Brazee, Thomas Fox, Carol Brewer & Amy Alaniz
Address/City/Zip: 3278 C.T.H. "G", Neenah, WI 54956

Phone: _____ Fax: _____ E-Mail: _____

Applicant (if other than Owner): Bob Reider - Carow Land Surveying

Check: Architect _____ Engineer _____ Surveyor ☒ Attorney _____ Agent _____

Address/City/Zip: 615 N. Lynndale Dr., Appleton, WI 54914

Phone: 920-731-4168 Fax: 920-731-5623 E-Mail: bob@carowlandsurveying.com

I/we certify the attached drawings are to the best of my/our knowledge complete and drawn in accordance with all codes.

Owner Signature: Thomas Fox Date: 12-7-2022

Applicant Signature: Bob Reider Date: 11-7-2022

Surveyor (if other than Owner or Applicant):

Surveyor: Same as applicant Registration No.: 1251

Address/City/Zip: _____

Phone: _____ Fax: _____ E-Mail: _____

Survey Specifics:

Describe the reason for the Certified Survey Map: Splitting buildings off from farmland

Tax Key No.(s): 090067400

Legal Description: SE-SW Section 24, T22N, R18E,

Town of Freedom, Outagamie County, WI less highway R/W

For Town Use Only

Fee: <u>150.00</u>	Acct No: _____	Receipt: <u>OK# 031244</u>	Date: <u>11-17-2023</u>
Date Rec'd Complete: <u>12/7/2022</u>		By: <u>JSK</u>	Applic. No.: <u>2022-CSM-4</u>
Review by Plan Commission: _____			
Recommendation to: Approve _____ Approve with Conditions _____ Deny _____			
Review by Town Board: _____			
CSM is: Approved _____ Approved with Conditions _____ Denied _____			
Comments: _____			

below. Maps, air photos, and conceptual site plans are useful for helping the Plan Commission review the proposed development. They should be included with the responses to the Rural Residential Checklist. Please refer to the Town of Freedom's Comprehensive Plan for assistance, a copy of which is located at the Town Hall. The Plan is also available at the town of Freedom's web site. Other agencies and organizations that may be of assistance include Outagamie County Planning and Zoning and East Central Wisconsin Regional Planning Commission.

Description of the Property Proposed for Development

- (a) Agricultural Land: Describe the status of the agricultural lands that are in, and adjacent to, the property being proposed for development. Are they currently being farmed? Are they enrolled in any farmland or conservation protection programs? Is there drain tile on the property? If they are not being farmed, when was the last time they were farmed? Will agricultural buffers be needed to separate the agricultural use from the residential? If yes, where will they be located? *Continued farming of land with no buffers, Any drain tile will remain.*
- (b) Streams, Wetland, or Floodplains: Describe any streams, wetlands, or floodplains in, or adjacent to, the property being proposed for development. Describe the steps that will be taken to protect the streams, wetlands, and floodplains. Describe how natural buffers will be created, maintained or enhanced. Describe how the development will not increase, and possibly reduce, storm water runoff and flooding from the property. *Continued farming of property as in the past. Best farming practices to be followed.*
- (c) Woodlands and Other Natural Areas: Describe the woodlands and other natural areas in, and adjacent to, the property being proposed for development. Describe the steps that will be taken to preserve them, or mitigate the impact of the proposed development on them. *N/A*
- (d) Wildlife Habitat: Describe the wildlife habitat areas in, and adjacent to, the area being proposed for development. Describe the steps that will be taken to preserve the areas, or mitigate the impact of the proposed development on them. *N/A other than stream corridor*
- (e) Conflict of Uses: Describe any existing or potential conflicts between the existing and proposed land uses. Describe the steps that will be taken to resolve them. *None Same as in past*

Description of the Proposed Development

- (f) Characteristics of the Development: Describe the residential

development being proposed. Include information on the size of the property, the number of lots, the type and size of the housing, and access points to existing streets and highways.

- No change*
- (g) Rural Character and Atmosphere: Describe how the development will help to preserve the Town of Freedom's rural character and atmosphere.

- Same as past*
- (h) Balance of Uses: Describe how the proposed development will help maintain the balance between farming, scenic natural areas and rural residential development in the Town of Freedom.

Same as past

SECTION 18.300 PROCEDURES FOR DIVIDING LAND

18.301 SUBDIVISION. When it is proposed to divide land into more than two (2) lots or building sites by successive division, or where a road is created more than 120 feet long, the owner/option holder shall subdivide in accordance with the following procedures:

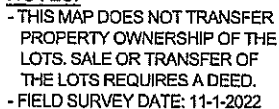
- (1) The subdivider shall have an initial consultation with the Town Planner/Engineer and/or the Town Plan Commission and other appropriate County and Regional Planning Agencies, before proceeding with platting procedures. The purpose of these consultations is to inform the subdivider of the parameters, regulations, and policies in regard to the following issues:
- (a) The suitability of the site for development,
 - (b) The accessibility of the site,
 - (c) The availability of public facilities (sewer, school, parks, water, etc.) and public services (police, fire, etc.),
 - (d) Soil conditions and drainage patterns,
 - (e) The effect of the proposed development on any contemplated improvements,
 - (f) Zoning of the site and regulations that apply.
- (2) Submittal of Sketch Plan. In the initial Town meeting, the subdivider shall submit a sketch plan (it may be a free-hand drawing, but in sufficient detail to determine conditions) on a topographic survey map indicating the nature of the above conditions. The initial sketch plan should take into account the intent of this ordinance as well as any other reviewing agencies' comments obtained in contacts with the appropriate agencies. A second meeting may be required if the sketch plan needs to be significantly altered to meet the criteria identified in this ordinance.

The sketch plan will be reviewed as it relates to:

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 18 EAST,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN.

MICHAEL J. FOX, KAREN L. BRAZEE,
THOMAS P. FOX, CAROL L. BREWER,
AMY J. ALANIZ

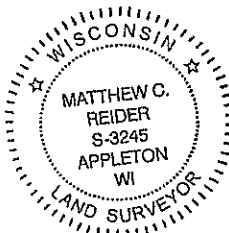
- C.T.H."UU" IS NOT ACCESS CONTROLLED. ANY CHANGES IN ACCESS OR WORK IN THE HIGHWAY RIGHT OF WAY REQUIRES A PERMIT FROM THE OUTAGAMIE COUNTY HIGHWAY DEPARTMENT.



- = 1" X 18" I.D. ROUND IRON PIPE SET,
WEIGHING 1.13 LBS. PER LIN. FT.
- ⊙ = 1" I.D. ROUND IRON PIPE FOUND
- ⊗ = MAG AND DISK FOUND
- ⦿ = EXISTING PLASTIC MONUMENT
W/ ALUMINUM CAP

NORTH IS REFERENCED TO THE EAST LINE OF THE
SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 22
NORTH, RANGE 18 EAST, TOWN OF FREEDOM,
OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS
S00°32'27"W PER THE WISCONSIN COUNTY
COORDINATE SYSTEM (OUTAGAMIE COUNTY)

SHEET 1 OF 5 SHEETS



MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2210.35 DATED: 11-4-2002 REVISED: 11-18-2002
DRAFTED BY: asc-fnz MRH

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN.

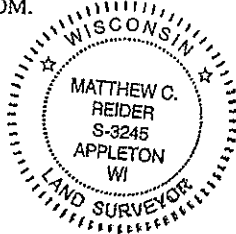
SURVEYOR'S CERTIFICATE:

I, MATTHEW C. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 24; THENCE N00°32'27"E, 41.25 FEET ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 24 TO THE NORTH RIGHT-OF-WAY LINE OF C.T.H. "UU" AND THE POINT OF BEGINNING; THENCE N89°52'19"W, 0.39 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S89°51'46"W, 1316.83 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24; THENCE N00°24'22"E, 1275.69 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24; THENCE N89°54'05"E, 1320.21 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 24; THENCE S00°32'27"W, 1274.83 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF MS REAL ESTATE HOLDINGS, LLC, ATTENTION DERIC DUQUAINE, N3569 VANDEN BOSCH RD., KAUKAUNA, WISCONSIN.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF OUTAGAMIE COUNTY AND THE TOWN OF FREEDOM.



Matthew C. Reider 11/30/2022
MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2210.35 (RFR) 11-2-2022 REVISED: 11-30-2022

OUTAGAMIE COUNTY DEPARTMENT OF DEVELOPMENT AND LAND SERVICES APPROVAL:

THIS CERTIFIED SURVEY MAP WAS REVIEWED BY THE DEPARTMENT OF DEVELOPMENT AND LAND SERVICES.

SIGNED _____

DATED _____

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF THE TOWN OF FREEDOM ON THIS _____ DAY OF _____, 20____.

TOWN CLERK _____

TOWN CHAIRPERSON _____

NOTES:

- (1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 090 067400.
- (2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): MICHAEL J. FOX, KAREN L. BRAZEE, THOMAS P. FOX, CAROL L. BREWER, AMY J. ALANIZ.
- (3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 2010433 & 2283684.

TOWN PLAN COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN PLAN COMMISSION OF THE TOWN OF FREEDOM ON THIS _____ DAY OF _____, 20____.

PLAN COMMISSION, CHAIRPERSON _____

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 22 NORTH,
RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN.

TOWN PLANNER/ENGINEER APPROVAL:

THIS CERTIFIED SURVEY MAP WAS REVIEWED BY THE TOWN PLANNER/ENGINEER.

TOWN PLANNER/ENGINEER DATED _____

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON
ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER DATED _____

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS
CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I
(WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN
STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF FREEDOM AND
OUTAGAMIE COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS 29 DAY OF November, 2022.

Tom P. Fox, POA
MICHAEL J. FOX
BY THOMAS P. FOX, HIS POWER OF ATTORNEY

Tom P. Fox, POA
KAREN L. BRAZEE
BY THOMAS P. FOX, HER POWER OF ATTORNEY

STATE OF WISCONSIN)
)SS
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS 29 DAY OF November, 2022, THE ABOVE
NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

Carl Pelling
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/10/2026



Matthew C. Reider 11/28/2022
MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2210.35 (RFR) 11-2-2022 REVISED: 11-22-2022

CERTIFIED SURVEY MAP NO.

BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 22 NORTH,
RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS
CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I
(WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN
STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF FREEDOM AND
OUTAGAMIE COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS 29 DAY OF November, 2022.

Amy J. Alaniz, POA

AMY J. ALANIZ

BY THOMAS P. FOX, HER POWER OF ATTORNEY

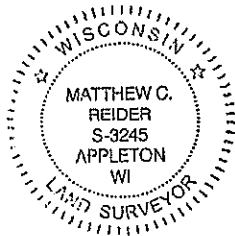
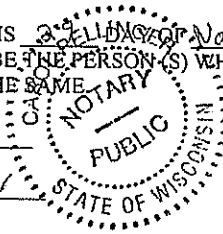
STATE OF WISCONSIN)
)SS
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS 29 DAY OF November, 2022, THE ABOVE
NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

Carol Pellinger

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/10/2024



M. H. C. A. 11/28/2022

MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2210.35 (RFR) 11-2-2022 REVISED: 11-22-2022

SHEET 4 OF 5 SHEETS

CERTIFIED SURVEY MAP NO.

BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF FREEDOM AND OUTAGAMIE COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS 29 DAY OF November, 2022.

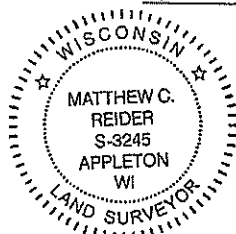
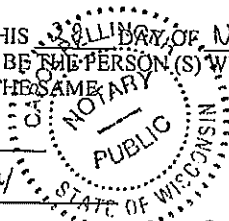
Thomas P. Fox
THOMAS P. FOX, INDIVIDUALLY

Carol L. Brewer, P.O.A.
CAROL L. BREWER
BY THOMAS P. FOX, HER POWER OF ATTORNEY

STATE OF WISCONSIN)
)SS
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS 29 DAY OF November, 2022, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Carol Pellinger
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/01/2024



M. C. Reider 11/28/2022
MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2210.35 (RFR) 11-2-2022 REVISED: 11-22-2022

ADDITIONAL NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE OUTAGAMIE COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE OUTAGAMIE COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.
- THE LOT(S) CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.
- WELLS IN THIS AREA HAVE A POTENTIAL TO PRODUCE WATER CONTAMINATED WITH ARSENIC. A DRILLING PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE SUSCEPTIBILITY FOR ARSENIC CONTAMINATION AND APPLICATION OF MITIGATION GUIDELINES.
- PRIOR TO DEVELOPMENT, A WETLAND DELINEATION MAY BE REQUIRED ON LOTS 1 & 2. OUTAGAMIE COUNTY CODE OF ORDINANCES, CHAPTER 48-7(c)(4)a REQUIRES A WETLAND SETBACK OF 10 FEET TO 30 FEET, 50 FEET, OR 75 FEET, DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.

10. d.

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 18 EAST,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN.

OWNER(S) OF RECORD:

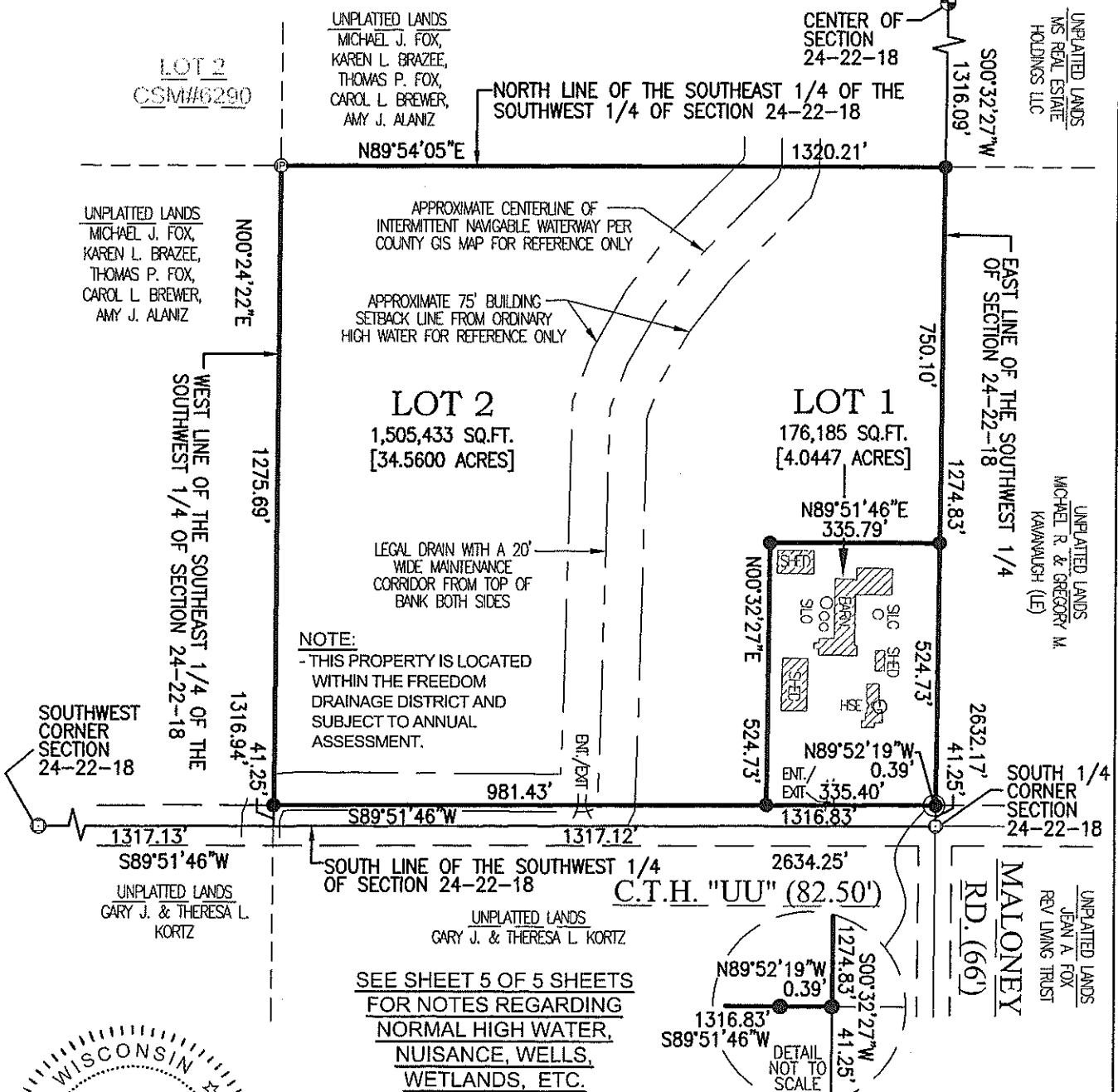
MICHAEL J. FOX, KAREN L. BRAZEE,
THOMAS P. FOX, CAROL L. BREWER,
AMY J. ALANIZ

PARCEL NO.(S):

090067400

NOTES:

- C.T.H. "UU" IS NOT ACCESS
CONTROLLED. ANY CHANGES IN
ACCESS OR WORK IN THE HIGHWAY
RIGHT OF WAY REQUIRES A PERMIT
FROM THE OUTAGAMIE COUNTY
HIGHWAY DEPARTMENT.

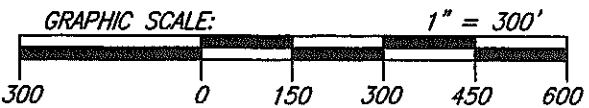


NOTES:

- THIS MAP DOES NOT TRANSFER
PROPERTY OWNERSHIP OF THE
LOTS. SALE OR TRANSFER OF
THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 11-1-2022

LEGEND:

- = 1" X 18" I.D. ROUND IRON PIPE SET,
WEIGHING 1.13 LBS. PER LIN. FT.
- ⊙ = 1" I.D. ROUND IRON PIPE FOUND
- ⊗ = MAG AND DISK FOUND
- ⊕ = EXISTING PLASTIC MONUMENT
W/ ALUMINUM CAP



NORTH IS REFERENCED TO THE EAST LINE OF THE
SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 22
NORTH, RANGE 18 EAST, TOWN OF FREEDOM,
OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS
S00°32'27"W PER THE WISCONSIN COUNTY
COORDINATE SYSTEM (OUTAGAMIE COUNTY)

Matthew C. Reider 11/28/2022
MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2210.35 DATED: 11-4-2022 REVISED: 11-18-2022
DRAFTED BY: asc-fnz MRH

CERTIFIED SURVEY MAP NO.

BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN.

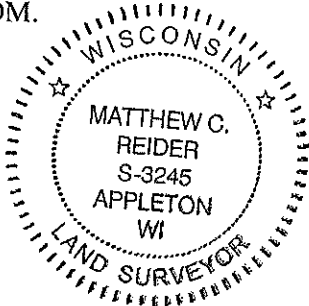
SURVEYOR'S CERTIFICATE:

I, MATTHEW C. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 24; THENCE N00°32'27"E, 41.25 FEET ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 24 TO THE NORTH RIGHT-OF-WAY LINE OF C.T.H. "UU" AND THE POINT OF BEGINNING; THENCE N89°52'19"W, 0.39 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S89°51'46"W, 1316.83 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24; THENCE N00°24'22"E, 1275.69 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24; THENCE N89°54'05"E, 1320.21 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 24; THENCE S00°32'27"W, 1274.83 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF MS REAL ESTATE HOLDINGS, LLC, ATTENTION DERIC DUQUAINE, N3569 VANDEN BOSCH RD., KAUKAUNA, WISCONSIN.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF OUTAGAMIE COUNTY AND THE TOWN OF FREEDOM.



 11/30/2022

MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297

PHONE: (920)731-4168

A2210.35 (RFR) 11-2-2022 REVISED: 11-30-2022

**OUTAGAMIE COUNTY DEPARTMENT OF DEVELOPMENT AND LAND SERVICES
APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS REVIEWED BY THE DEPARTMENT OF DEVELOPMENT AND LAND SERVICES.

SIGNED _____

DATED _____

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF THE TOWN OF FREEDOM ON THIS _____ DAY OF _____, 20____.

TOWN CLERK _____

TOWN CHAIRPERSON _____

NOTES:

- (1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 090 067400.
- (2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): MICHAEL J. FOX, KAREN L. BRAZEE, THOMAS P. FOX, CAROL L. BREWER, AMY J. ALANIZ.
- (3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 2010433 & 2283684.

TOWN PLAN COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN PLAN COMMISSION OF THE TOWN OF FREEDOM ON THIS _____ DAY OF _____, 20____.

PLAN COMMISSION, CHAIRPERSON _____

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 22 NORTH,
RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN.

TOWN PLANNER/ENGINEER APPROVAL:

THIS CERTIFIED SURVEY MAP WAS REVIEWED BY THE TOWN PLANNER/ENGINEER.

TOWN PLANNER/ENGINEER DATED

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON
ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER DATED

OWNER'S CERTIFICATE:

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WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS 29 DAY OF November, 2022.

Thomas P. Fox, POA
MICHAEL J. FOX
BY THOMAS P. FOX, HIS POWER OF ATTORNEY

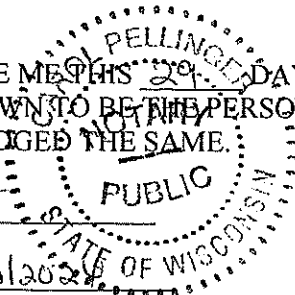
Karen L. Brazee, POA
KAREN L. BRAZEE
BY THOMAS P. FOX, HER POWER OF ATTORNEY

STATE OF WISCONSIN)
)SS
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS 29 DAY OF November, 2022, THE ABOVE
NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

Carl Pelling
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/10/2024



Matthew C. Reider 11/28/2022
MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2210.35 (RFR) 11-2-2022 REVISED: 11-22-2022

CERTIFIED SURVEY MAP NO. _____

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Amy J. Alaniz, POA

AMY J. ALANIZ

BY THOMAS P. FOX, HER POWER OF ATTORNEY

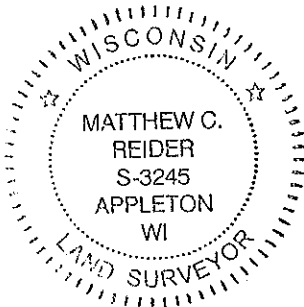
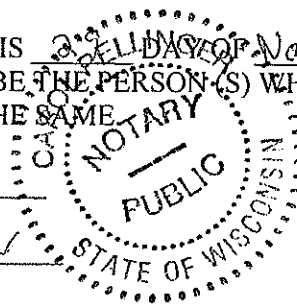
STATE OF WISCONSIN)
)SS
COUNTY OF OUTAGAMIE)

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Carol Pellinger

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/10/2024



M. C. Reider 11/28/2022
MATTHEW C. REIDER, PLS-3245 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2210.35 (RFR) 11-2-2022 REVISED: 11-22-2022

CERTIFIED SURVEY MAP NO. _____

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THOMAS P. FOX, INDIVIDUALLY

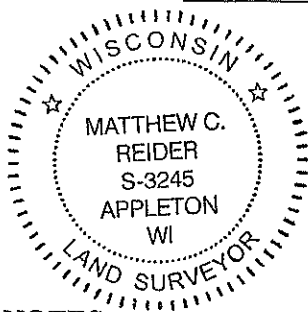
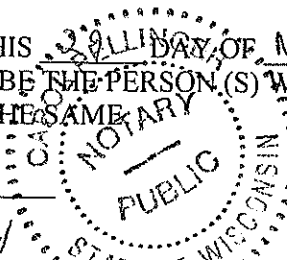
Carol L. Brewer, POA
CAROL L. BREWER
BY THOMAS P. FOX, HER POWER OF ATTORNEY

STATE OF WISCONSIN)
)SS
COUNTY OF OUTAGAMIE)

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Carol Pellinger
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/10/2024



Matthew C. Reider 11/28/2022
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PHONE: (920)731-4168
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OUTAGAMIE COUNTY CODE OF ORDINANCES, CHAPTER 48-7(c)(4)a REQUIRES A WETLAND SETBACK OF 10 FEET TO 30 FEET, 50 FEET, OR 75 FEET, DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.

(11)

01/06/23
07:27OUTAGAMIE COUNTY SHERIFFS OFFICE
Total CAD Calls Received, by Nature of Call4906
Page: 1

Nature of Call	Total Calls Received	% of Total
911 Misdialed	31	7.45
Vehicle Accident	15	3.61
Accident in a Parking Lot	2	0.48
Accident with Scene Safety	1	0.24
Law Alarms - Burglary Panic	2	0.48
Allergies C-Charles Response	1	0.24
Animal Call	1	0.24
Assist Citizen or Agency	13	3.12
Bleeding B-Boy Response	1	0.24
Breathing Problem D-David	1	0.24
Burglary	1	0.24
Business Check	16	3.85
Civil Matter Assist	1	0.24
Civil Process	1	0.24
Crime Prevention	132	31.73
Damage to Property	1	0.24
Disturbance	2	0.48
Falls B-Boy Response	1	0.24
Falls D-David Response	1	0.24
Fire Alarm Commercial	1	0.24
Fire Alarm Residential	1	0.24
Fire Unauthorized Burning	1	0.24
Structure Fire Smoke or Flame	2	0.48
Wire Down	1	0.24
Follow Up	4	0.96
Fraud Complaint	3	0.72
Natural Gas or Propane Leak	1	0.24
Harassment	1	0.24
Hazard in Roadway	3	0.72
Juvenile Complaint	3	0.72
Vehicle Lockout	3	0.72
Lost or Found Valuables	2	0.48
Medical Assistance No Injury	1	0.24
Motorist Assist	6	1.44
Unlocked or Standing Open Door	2	0.48
Ordinance Violation	1	0.24
Parking Enforcement	1	0.24
Reckless Driving Complaint	3	0.72
Medical Pre-Alert	1	0.24
School Safety	13	3.12
Sex Offense	1	0.24
Sick A-Adam	3	0.72
Sick C-Charles	1	0.24
Sick D-David	2	0.48
Stroke C-Charles	2	0.48
Suspicious Person	1	0.24
Theft Complaint	1	0.24
Traffic Enforcement	73	17.55
Traffic Stop	36	8.65
Transport Accident D-David	1	0.24
Traumatic Injuries B-Boy	1	0.24
Unconscious D-David	4	0.96
Water Problem	1	0.24
Welfare Check	11	2.64

01/06/23
07:27

OUTAGAMIE COUNTY SHERIFFS OFFICE
Total CAD Calls Received, by Nature of Call

4906
Page: 2

Total Calls: 416

Report Includes:

All dates between `00:00:01 12/01/22` and `23:59:59 12/31/22`
All nature of incidents
All cities matching `FRT`
All types
All priorities
All agencies

*** End of Report /tmp/rptC8RDfO-rpcdtccr.r1_1 ***



11. a.

Town of Freedom, WI

DATE: JANUARY 25, 2022

CLIENT LIAISON

Diane Wessel

Phone: 920-306-5285

E-mail: dwessel@msa-ps.com



QUESTION/BOARD DIRECTION NEEDED

- Engineering/lot staking ordinance: In October, the board gave Cedar/Attorney direction to draft an engineering ordinance related to lot staking. How does the board wish to proceed?
- TID development: community Planning & Consulting (Jeff Sanders) does not do TID development. If the board desires, I could invite an MSA representative who specializes in TID development to a future meeting.
- Staffing:
 - Does the Board want me to draft DPW Director position description?
 - Does the Board want me to initiate the process of creating the position of Town Administrator?

OVERVIEW

- Met with commercial real estate company (interested in new TID)
- Met with multi-family residential developer w/interest in Freedom
- Meeting with Parks Committee to discuss funding opportunities:
 - 2022 stewardship grant, - recommend re-submitting with intergovernmental agreements (school district), FFA, and Lions, etc.
 - DNR Forestry grants
 - AARP Community Challenge
- Human Resources/Staffing
 - Create organizational chart
 - Create job descriptions for existing positions:
 - Clerk/Treasurer & Deputy Clerk Treasurer
 - Part-time and Seasonal positions
 - Create employee evaluation forms/process

Upcoming Short-term

- Purchasing policy – authorizing staff up to a set \$ amount, when to go out for bid/RFP, etc.
- Capital policy – identify capital purchases (\$ and lifespan) vs. operational purchases.
- Check-in w/Baird regarding Capital Improvement Plan
- Office hours – staffing issues

Completed

- Mailbox policy
- Employee handbook
- Established hiring process
- Position descriptions - public works foreman & public works laborer

IDENTIFIED NEEDS

- Ordinances:
 - Engineering/lot staking ordinance
 - Underage drinking
- Internal policies
 - Human Resources
 - Wage ranges for job descriptions
 - Future considerations for employee handbook, identified in memo
 - Financial
 - Capital policy (what expenditure and life span)
 - Procurement/purchasing policy (include rebate handling)
 - Debt management policy
- Procedures
 - Human Resources
 - Hiring
 - Employee evaluations
 - Personnel records: in accordance with law and best practices.
 - Legal
 - Handling notices of claim
 - Reporting accident/legal action to insurance
 - Communication
 - Posting board packets online w/agendas for increased transparency
 - Internal
 - External – social media for efficiency (faster and broader than website)
 - Safety
 - Safety manual, especially for public works/parks
- Training
 - Employees
 - Regular safety training (check with insurance carrier for programs)
 - Board members
 - Annual training after April election
- Agreements
 - There appears to be unofficial “verbal” agreements. To continue with the terms of these arrangements, the Town must enter into written agreements reviewed by counsel.
- Grant review/opportunities
 - WiDNR Forestry start-up, regular, and catastrophic grants: educational information to committees and board
- Plans
 - Capital Improvement Plan (Baird?)
 - ARPA funds – priority list/rankings
 - Comprehensive Outdoor Recreation Plan

11.c.

FIREFIGHTING FOAM BANK AGREEMENT

PARTIES

The Wisconsin Municipalities identified as City of Appleton, City of Kaukauna, City of Seymour, Town of Buchanan, Town of Center, Town of Dale, Town of Ellington, Town of Freedom, Town of Grand Chute, Village of Bear Creek, Village of Black Creek, Village of Combined Locks, Village of Greenville, Village of Kimberly, Village of Little Chute, Village of Shiocton, Oneida (unincorporated), and Rural Seymour shall be individually referred herein as a "Party", and collectively as "Parties".

RECITALS

WHEREAS, the parties each have and maintain fire departments within their respective jurisdictions; and

WHEREAS, the parties acknowledge that the use of Class B firefighting foam is necessary to extinguish certain types of fires; and

WHEREAS, the parties jointly desire to collaborate to purchase a Class B firefighting foam bank.

THE AGREEMENT

NOW, THEREFORE, in consideration of the fulfillment of the obligations of the parties hereinafter set forth and for other good and valuable consideration, the receipt of which is hereby acknowledged, IT IS MUTUALLY AGREED AND PROMISED, by and between the above-referenced Parties as follows:

ACQUISITION OF FOAM

The City of Appleton Fire Department agrees to facilitate the purchase of 265 gallons of Class B Firefighting Foam (herein "Foam") on behalf of the Parties.

The City of Appleton agrees to transport the Foam from point of purchase and store the Foam at the City of Appleton Fire Department for the duration of this Agreement at no additional cost to the Parties.

PAYMENT

The Parties agree to mutually share the cost of the Foam. The Parties agree that the purchase price for each Party shall be prorated, based on the population that

each party serves. The exact purchase price is set forth on attached Exhibit A and incorporated herein.

The City of Appleton shall invoice each Party pursuant to the rates set forth in Exhibit A for the initial price of the foam, as well as utilize the FEMA Schedule of Equipment rates for the cost of transporting the foam.

Each Party shall make payment to the Appleton Fire Department within ninety (90) days of the date of the invoice.

ADDITIONAL COSTS OF FOAM

The cost to the Parties shall be the upfront cost of the Foam detailed in Exhibit A as well as include the costs and fees for the disposal of the foam, to be determined at the time of disposal.

Each Party shall be responsible for any necessary maintenance, repair, and/or replacement of equipment and foam as the result of use. The City of Appleton reserves the discretion and right to bill parties for the necessary costs associated with this Agreement, with full payment made within ninety (90) days of the date of the invoice.

STORAGE AND TRANSPORTATION

The City of Appleton agrees that it will connect the foam to a City of Appleton Fire Department-owned TFT 350 eductor firefighting appliance at no additional cost to the parties.

The City of Appleton Fire Department further agrees that it will provide a trailer for storage of the Foam at no additional cost to the parties.

The City of Appleton Fire Department will maintain ownership of the storage trailer and the eductor and will store the trailer and foam at no cost to parties.

The City of Appleton additionally agrees to transport the trailer and foam to the Party requesting to use the Foam ("requesting agency"). The City of Appleton will also agree to transport the trailer and foam back to the City of Appleton after the requesting agency's use.

FOAM USAGE

Each Party that requests and/or uses the Foam has the responsibility to replace the quantity of foam used. The replacement foam shall be the same or similar and compatible product.

LIABILITY

The requesting agency shall assume all responsibilities associated with transportation, handling of, or other use of foam when the foam is within their possession. Foam is deemed to be in the possession of the requesting agency after the City of Appleton transports the trailer to the requesting agency, and until the City of Appleton takes possession of the trailer and foam after the requesting agency's use.

TERM OF AGREEMENT

All Parties to this Agreement must consent, in writing, to any changes to the Agreement.

MISCELLANEOUS

In the event that any part of this Agreement is found to be illegal, that part shall be stricken, and the Agreement interpreted as if that part did not exist.

This Agreement may be supplemented or amended only by written instrument executed by all Parties affected by such supplement or amendment.

This Agreement may be executed in counterparts, either by original signature or verified electronic signature, each of which shall be deemed an original, but such counterparts shall together constitute but one and the same agreement. The headings in this Agreement are inserted for convenience of reference only and shall not constitute a part hereof.

INDEMNIFICATION

In exchange for the City of Appleton acquiring, storing, and transporting Class B firefighting foam on behalf of each of the Parties, each Party agrees to indemnify, defend and hold harmless the City of Appleton and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses, costs, including attorney's fees, arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the Party, anyone directly or indirectly employed by any of them

or anyone whose acts of them may be liable, except where caused by the sole negligence or willful misconduct of the City of Appleton.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Town of Freedom

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

Approved as to form:

Printed Name: _____
Attorney

11.e.



UPDATE | A Review of MSA's Commitment to Your Community

Town of Freedom, WI

DATE: JANUARY 21, 2023

CLIENT LIAISON

Shawn Geiger

Phone: 920-306-5287

Cell: 715-965-2424

E-mail: sgeiger@msa-ps.com

TO: TOWN CLERK

TOWN BOARD

TOWN STAFF



Source: Wikipedia

OVERVIEW

MSA is happy to submit the January 2023 monthly report.

- Worked with the Administrator creating job descriptions for the Public Works Foreman and Public Works Laborer positions.
- Currently advertising for Public Works Foreman and Public Works Laborer positions. Interviews starting this week. As of today (1-21-23) we have two applications and one person expressed interest.
- Special thanks to Mike Zuege from East Central Wisconsin Planning Commission. Mike created snow plowing route maps for the town. These maps are on GIS so staff can edit maps as the Town changes.
- The lawnmower used for the parks will need substantial repair or replacement, more information to come next board meeting.
- Working with Electrical Contractor on replacing light pole at Citizen Park. Prices and options will be presented at next board meeting.
- MSA staff responded to Bell Court resident about the road in front of their residence.
- With lack of employees MSA staff has been working at town hall more.
- Assisted with taking down decorations from light poles.

- Assisted with two major snowstorms and many salting events.
- The Town dump truck was in for a re call the alternator was also replaced for a faulty keyway on the fan.

UPCOMING ACTION ITEMS

- Create a policy of changing door codes when a staff member leaves the Town.
- Create possible on call policy.
- Create map of sidewalks and parking lots that need snow removal.
- Assisting Town staff with repair of equipment.
- Monitor workload/backlog and analyze staffing needs.
- Tire Day and possible Electronics Recycling Day
 1. Drop off will be open at 7:00a.m. to 5:00p.m.
 2. Addresses will be checked on site (freedom residents only)
 3. Tire dumpsters will be behind locked gates
 4. No tires over 18"
 5. No rims allowed
 6. Cameras will be installed to monitor dumpsters
- Roads that need attention
 - Hooyman Ct.
 - Bonnie St.