

Approved 12/7/2022

PLAN COMMISSION MEETING

FREEDOM TOWN HALL

W2004 COUNTY RD S

WEDNESDAY, NOVEMBER 2, 2022

Immediately following the Public Hearing which begins at 5:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE

Meeting called to order by Chairman Brandon Conrad at 5:35 p.m.

Commissioners present: Dan Reinke, Ron Mashlan, Henry McKenna and Darin Tiedt.

Commissioner Chris Evers and Mark Dollevoet excused.

Also Present: Colleen Laha, Clerk/Treasurer and Jeff Kussow with Cedar Corporation.

Chairman Brandon Conrad led in the Pledge of Allegiance.

2. VERIFICATION OF POSTING & ADOPT AGENDA

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 27th 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.

Motion made by Commissioner Dan Reinke with a second by Commissioner Ron Mashlan to approve the agenda.

Vote: 5 Yes 0 No Motion Carried

3. CONSIDERATION OF MINUTES FOR THE OCTOBER 12, 2022 PLAN COMMISSION MEETING

Tabled.

4. CORRESPONDENCE:

None

5. DISCUSSION AND ACTION ON COMPREHENSIVE PLAN AMENDMENTS TO CHAPTERS 6, 10, AND 11, AND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE NOVEMBER 2, 2022 PUBLIC HEARING NOTICE; AND RESOLUTION NO. 2022-08, A RESOLUTION RECOMMENDING AMENDMENT OF THE TOWN OF FREEDOM COMPREHENSIVE PLAN 2020-2040.

Motion by Commissioner Henry McKenna with a second by Commissioner Darin Tiedt to recommend approval of the Comprehensive Plan Amendments to Chapters 6, 10, and 11, and the Future Land Use Map of the Comprehensive Plan as described in the November 2, 2022 Public Hearing Notice; and to approve Resolution No. 2022-06, A Resolution Recommending Amendment of the Town of Freedom Comprehensive Plan 2020-2040

Vote: 5 Yes 0 No Motion Carried

6. OTHER PROJECT UPDATES/TIMELINES

- A. POTENTIAL TAX INCREMENT DISTRICT NO. 3- Jeff Kussow from Cedar Corporation briefly explained Tax Increment Districts and, more specifically, mixed use TIDs. Jeff Kussow stated that a TID workshop is tentatively scheduled for November 16th with the Town Board to discuss the possibility of a new TID.
- B. POTENTIAL RIGHT-OF-WAY ACQUISITION FOR PARKWAY LANE EXTENSION SOUTH OF INDUSTRIAL DR
Jeff Kussow reported that there was no update at this time. The Town attorney is taking the lead on speaking and negotiating with property owners for the purchase of road right-of-way for the planned Parkway Lane southern extension.

C. OTHERS

Jeff Kussow reported that the Town received a building permit application for the expansion of the Milk Source/Tidy View agricultural operation. Jeff Kussow explained that state and county permits will need to be issued prior to building permit issuance. Jeff Kussow explained that the Town Site Plan Ordinance is not applicable to agricultural uses and only an over-the-counter Town building permit is required by the Town.

Chairman Brandon Conrad reported that he had been contacted by an individual about the property at the end of Ludwig Street asking if the Town could find a way or would consider putting that property into a Tax Increment District. Jeff Kussow and the Plan Commission had a discussion about mixed use TIDs and TIDs in general. Jeff Kussow explained that only mixed-use TIDs allow for residential, but the area of newly platted residential in a mixed-use TID cannot exceed 35% of the total TID area.

7. BUILDING PERMITS - Tabled

8. SANITARY DISTRICT REPORT - Tabled

9. FUTURE MEETING SCHEDULE

Chairperson Conrad stated the next tentative meeting will be December 7, 2022 at 5:30 p.m.

10. ADJOURN

Motion made by Commissioner Henry Mckenna with a second by Commissioner Dan Reinke to adjourn at 5:58 p.m.

Vote: 5 Yes 0 No Motion Carried

Respectfully submitted,

Colleen Laha Clerk/Treasurer