



PLAN COMMISSION MEETING

FREEDOM TOWN HALL - W2004 COUNTY RD S
WEDNESDAY, SEPTEMBER 10, 2025 - 5:30 p.m.

1. Call to order, roll call, pledge
2. Verification of posting & adopt agenda
3. Review and Approval of Meeting Minutes – July 9, August 13
4. Consideration and Possible Action on Stormwater Easement – McPeake/Prink
5. Consideration and Possible Action on Stormwater Easement – Mark & Chad Properties
6. Consideration and Possible Action on the VanGroll Certified Survey Map (CSM)
7. Consideration and Possible Action on the Willer Certified Survey Map (CSM)
8. Consideration and Possible Action on the Willer Rezoning Application
9. Building permits report
10. Sanitary District report
11. Town Planner report
12. Future meeting schedule;
October 8, 2025 at 5:15PM - Public Hearing Chapter 18
October 8, 2025 at 5:30pm – Monthly Meeting
13. Adjourn

Posted on 2 Boards at the Freedom Town Hall and on the Town website on the 8TH day of September 2025, by 4 PM by the Clerk's Office

Dana McHugh, Town Clerk/Treasurer

PLAN COMMISSION MEETING MINUTES
FREEDOM TOWN HALL - W2004 COUNTY RD S
WEDNESDAY, JULY 9, 2025 - 5:30 p.m.

1. Call to order, roll call, pledge
***Chairperson Linda Borneman called the Meeting to order at 5:30 p.m.
Chairperson Linda Borneman, Commissioner Dan Reinke, Commissioner Henry McKenna Commissioner Mark Dollevoet, and Commissioner Darin Tiedt were present. Excused was Commissioner Sam VanHandel, Commissioner Ron Mashlan & Administrator Carlson. Also Present: Clerk/Treasurer Dana McHugh, and Jeff Sanders Town Planner. Chairperson Borneman Led the Pledge of Allegiance.***
2. Verification of posting & adopt agenda
***Posted on 2 Boards at the Freedom Town Hall and on the Town website on the 7th day of July 2025, by 4 PM by the Clerk's Office. Motion made by Commissioner Reinke with a second by Commissioner Tiedt to adopt the agenda.
Vote: 5 Yes 0 No Motion Carried***
3. Consideration of minutes from May 14, 2025 & June 11, 2025
***Motion made by Commissioner McKenna with a second by Commissioner Dollevoet to approve June 11, 2025 Minutes. Approval of May 14, 2025 minutes will move to August Plan Commission Meeting.
Vote: 5 Yes 0 No Motion Carried***
4. Discussion and possible action on Gonnering CSM
***Motion made by Commissioner McKenna with a second by Commissioner Dollevoet to recommend approval of the Gonnering CSM to the Town Board.
Vote: 5 Yes 0 No Motion Carried***
5. Discussion regarding property concerns – N4128 County Road E
6. Discussion regarding property concerns – W2060 County Road S
7. Building permits report
8. Sanitary District report
9. Town Planner report
10. Future meeting schedule; August 13, 2025 at 5:30pm
11. Adjourn
***Motion made by Commissioner Dollevoet with a second by Commissioner Reinke to adjourn the meeting at 6:19 pm.
Vote: 5 Yes 0 No Motion Carried***

Dana McHugh, Town Clerk/Treasurer

PLAN COMMISSION MEETING
FREEDOM TOWN HALL - W2004 COUNTY RD S
WEDNESDAY, AUGUST 13, 2025 - 5:30 p.m.

1. Call to order, roll call, pledge
Chairperson Linda Borneman called the Meeting to order at 5:30 p.m.
Chairperson Linda Borneman, Commissioner Dan Reinke, Commissioner Ron Mashlan, Commissioner Mark Dollevoet, Commissioner Sam VanHandel were present. Excused were Commissioner Henry McKenna & Commissioner Darin Tiedt. Also Present: Deputy Clerk/Treasurer Rachel Kolocheski, Administrator Carlson, and Jeff Sanders Town Planner. Chairperson Borneman Led the Pledge of Allegiance.
2. Verification of posting & adopt agenda
Posted on 2 Boards at the Freedom Town Hall and on the Town website on the 11th day of August 2025, by 4 PM by the Clerk's Office. Motion made by Commissioner Reinke with a second by Commissioner Mashlan to adopt the agenda.
Vote: 5 Yes 0 No Motion Carried
3. Review and Approval of Meeting Minutes – May 14
Motion made by Commissioner Dollevoet with a second by Commissioner Reinke to approve May 14,2025 Minutes.
Vote: 4 Yes 0 No Motion Carried- Commissioner VanHandel Abstained
June 11- Public Hearing
Motion made by Commissioner VanHandel with a second by Commissioner Reinke to approve June 11,2025 Minutes.
Vote: 5 Yes 0 No Motion Carried
June 11- Plan Commission
Motion made by Commissioner Dollevoet with a second by Commissioner Reinke to approve June 11,2025 Minutes.
Vote: 5 Yes 0 No Motion Carried
4. Consideration and Possible Action on the Schuh Certified Survey Map (CSM)
Motion made by Commissioner Dollevoet with a second by Commissioner VanHandel to recommend approval of the Schuh CSM to the Town Board.
Vote: 5 Yes 0 No Motion Carried
5. Consideration and Possible Action on the Appleton/VanVreede Certified Survey Map (CSM)
Motion made by Commissioner Dollevoet with a second by Commissioner Reinke to recommend approval of the Appleton/VanVreede CSM to the Town Board.
Vote: 5 Yes 0 No Motion Carried
6. Consideration and Possible Action on the BelGioioso Rezoning Application -
Motion made by Commissioner Dollevoet with a second made by Commissioner VanHandel to recommend approval of the BelGioioso Rezoning Application to the Town Board.
Vote: 5 Yes 0 No Motion Carried
7. Consideration and Possible Action on the Country Villa Final Plat
Motion made by Commissioner VanHandel with a second from Commissioner Dollevoet to recommend approval of

the Country Villa Final Plat to the Town Board

Vote: 5 Yes 0 No Motion Carried

8. Consideration and Possible Action on Chapter 18 Revisions

Motion made by Commissioner Dollevoet with a second from Commissioner Reinke to Recommend to Town Board to hold public hearing to approve Chapter 18 Revisions

Vote: 5 yes 0 No Motion Carried

9. Building permits report

10. Sanitary District report

11. Town Planner report

12. Future meeting schedule; September 10, 2025 at 5:30pm

13. Adjourn-

Motion made by Chairperson Borneman with a second by Commissioner Dollevoet to adjourn the meeting at 6:36 pm.

Vote: 5 Yes 0 No Motion Carried

Rachel Kolocheski Deputy Clerk/Treasurer

Deputy Clerk

From: Dan Rammer <drammer@msa-ps.com>
Sent: Thursday, September 4, 2025 7:38 AM
To: Deputy Clerk; keith@wolfriverlawyers.com
Cc: Administrator; Justin Schumacher
Subject: RE: Stormwater Easement

Good morning,

I do not see any issues on my end.

Thanks,
Dan

From: Deputy Clerk <deputyclerk@townoffreedom.org>
Sent: Tuesday, September 2, 2025 9:09 AM
To: Dan Rammer <drammer@msa-ps.com>; keith@wolfriverlawyers.com
Cc: Administrator <administrator@tn.freedom.wi.gov>; Justin Schumacher <JSchumacher@townoffreedom.org>
Subject: Stormwater Easement

Good morning,

Attached is a stormwater easement document recently dropped off by a resident requesting the Clerk and Chairman's signatures. Before we proceed, we would like our contracted Town Attorney and Town Engineer to review the documents and provide their approval. Once we have their recommendations, the easement will be scheduled for consideration by the Plan Commission and the Town Board.

With that timeline in mind, please provide your recommendation or denial no later than **noon on September 8, 2025**, so I can include it in the Plan Commission packet.

Thank you.

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.

Dana McHugh, Clerk/Treasurer

deputyclerk@townoffreedom.org

Town of Freedom, Outagamie County

W2004 County Rd S, P.O. Box 1007

Freedom, WI 54131

(920) 788-4548

Office Hours: Monday - Thursday 8-4

Notary Public

Water Drainage Easement

Document Number

This EASEMENT RELEASE (Exhibit "A") &
EASEMENT GRANT (Exhibit "B"),
made between:

Hope McPeake and James & Renee Prink
GRANTOR(s)
and
Town of Freedom
GRANTEE

Easement Release (Exhibit "A") & Easement Grant (Exhibit "B")

WHEREAS, grantee has been requested and is willing to release the
following rights from the force and effect of the aforesaid easement
(Exhibit "A") in lieu of the new easement grant (Exhibit "B"), to-wit:

Legal Description

SEE ATTACHED Exhibit "A" & Exhibit "B" - DRAINAGE EASEMENT GRANT AND RELEASE FOR DESCRIPTION.

The location of the easement area to be released and then granted
with respect the grantor's land is shown on the attached drawing,
marked as Exhibit "A" and Exhibit "B", and made a part of this
document.

This Drainage Easement is being granted to the Town by Grantor as an
accommodation to the Grantor for allowing an existing shed to remain in place that
is located in the existing Easement corridor established by the plat of Country Fields
recorded with the Register of Deeds for Outagamie County on January 6, 2023 as
Document No. 2285969 ("former Easement"). The former Easement location on
Grantor's property is hereby terminated (Exhibit "A").

The Town shall have the right to travel upon and to construct and operate water drainage facilities, including but not limited
to, a surface swale, over and/or under the above-described easement area. The Town shall have the right to go upon the
easement premises at such times and in such manner as may be reasonable or necessary to operate, service, repair,
maintain, and/or replace said water drainage facilities. The Town shall restore the easement premises, except for the
drainage facilities, to substantially the same condition as it was in prior to entry thereon by the Town. Grantor shall not
construct or install buildings or any other permanent structures or improvements within the easement premises.

This Drainage Easement shall be permanent and constitute a covenant running with the land, for the benefit of the Town,
and a burden on the right-of-way and easement described on Exhibit "B" as long as water drainage facilities are used by
the Town, its successors, or assigns. This Easement may only be modified or terminated by a written document signed on
behalf of Grantor and the Town and recorded with the Register of Deeds for Outagamie County.

NOW, THEREFORE, for good and valuable reason consideration, said grantee does hereby release, discharge, and
abandon only those specific easement rights associated with said easement and accepts the transfer of those rights to the
relocated easement.

This space reserved for recording data

Return to:

Davel Engineering & Environmental, Inc.
1164 Province Terrace
Menasha, Wisconsin 54952

090061924 & 090061925

Parcel Identification Number(s)

File: 7009Ease3-Lot22-23.dwg
Date: 08/22/2025
Drafted By: scott
Sheet: 1 of 4

Water Drainage Easement

Dated this 30 day of August, 2025.

James Z Prink
James Prink, Grantor/Owner

Renee Prink
Renee Prink, Grantor/Owner

State of Wisconsin)

)SS

Outagamie County)

Personally came before me on the 30 day of August, 2025, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Samantha L. Schiavo
Notary Public, Wisconsin

My Commission Expires

10/03/2026



Dated this 30 day of August, 2025.

Hope McPeake
Hope McPeake, Grantor/Owner

State of Wisconsin)

)SS

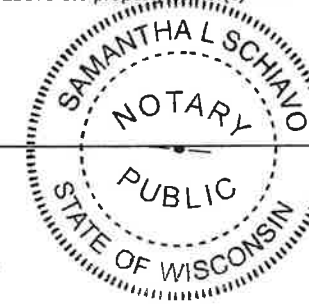
Outagamie County)

Personally came before me on the 30 day of August, 2025, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Samantha L. Schiavo
Notary Public, Wisconsin

My Commission Expires

10/03/2026



Dated this _____ day of _____, 20____.

Town Chairman, Grantee

Town Clerk, Grantee

Print Name

Print Name

State of Wisconsin)

)SS

(County)

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

My Commission Expires _____

Notary Public, Wisconsin

File: 7009Ease3-Lot22-23.dwg

Date: 08/22/2025

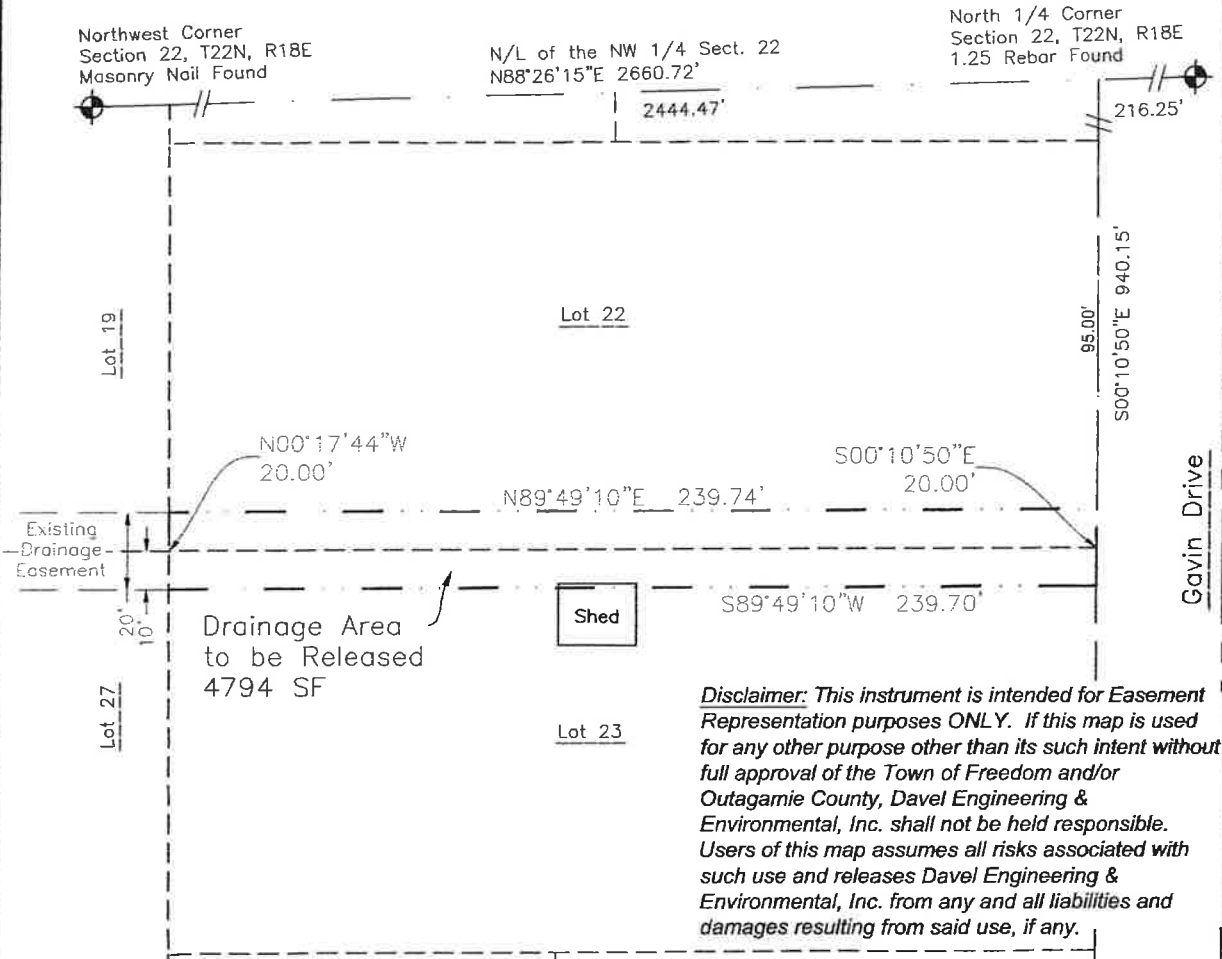
Drafted By: scott

Sheet: 2 of 4

Exhibit "A"

Drainage Easement to be Released

Part of Lot 22 and 23 of plat Country Fields, located in part of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.



Description

Drainage Easement area being part of Lot 22 and Lot 23 of plat Country Fields, located in part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin, containing 4,794 Square Feet (0.1101 Acres) of land described as follows:

Commencing at the Northeast corner of Lot 22 of Country Fields; thence S00°10'50"E, 95.00 feet to the Point of Beginning, thence S00°10'50"E, 20.00 feet; thence S89°49'10"W, 239.70 feet; thence N00°17'44"W, 20.00 feet; thence N89°49'10"E, 239.74 feet to the Point of Beginning. Described Easement is subject to all existing easements and restrictions of record.



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

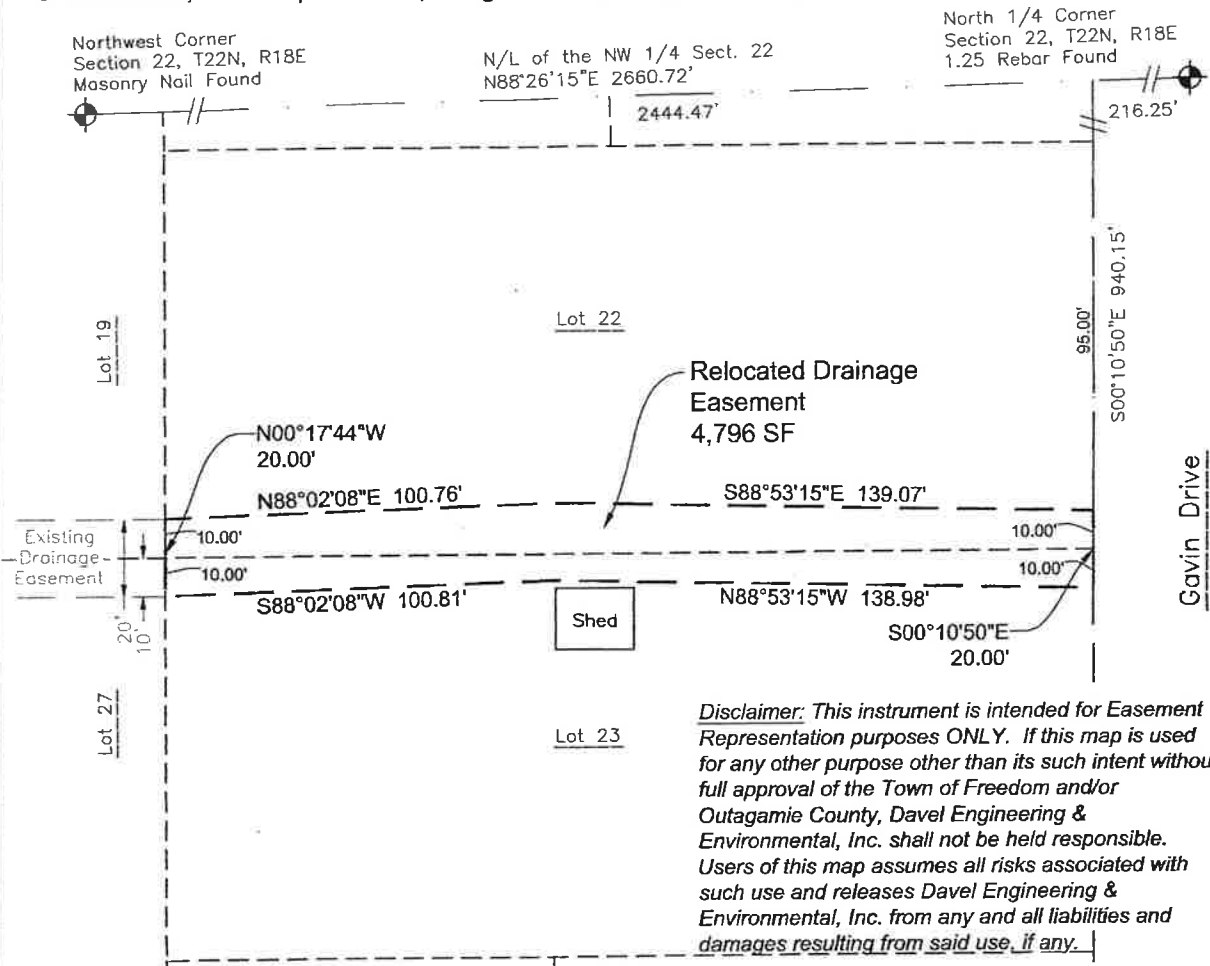


File: 7009Ease3-Lot22-23.dwg
Date: 08/22/2025
Drafted By: scott
Sheet 3 of 4

Exhibit "B"

Drainage Easement

Part of Lot 22 and Lot 23 of plat Country Fields, located in part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.



Description

Drainage Easement area being part of Lot 22 and Lot 23 of plat Country Fields, located in part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin, containing 4,796 Square Feet (0.1101 Acres) of land described as follows:

Commencing at the Northeast corner of Lot 22 of Country Fields; thence S00°10'50\"E, 95.00 feet to the Point of Beginning; thence S00°10'50\"E, 20.00 feet; thence N88°53'15\"W, 138.98 feet; thence S88°02'08\"W, 100.81 feet; thence N00°17'44\"W, 20.00 feet; thence N88°02'08\"E, 100.76; thence S88°53'15\"E, 139.07 feet to the Point of Beginning. Described Easement is subject to all existing easements and restrictions of record.



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro



File: 7009Ease3-Lot22-23.dwg
Date: 08/22/2025
Drafted By: scott
Sheet: 4 of 4

DRAINAGE EASEMENT AGREEMENT

This Drainage Easement Agreement ("**Agreement**") is made as of this ____ day of August, 2025, by and between the Town of Freedom ("**Grantor**") and Chad and Mark Freedom Development, Inc., a Wisconsin corporation ("**Grantee**").

WHEREAS, Grantor is the owner of certain property, Parcel Identification Number 090040702, located in the Town of Freedom, Outagamie County, State of Wisconsin, as legally described in **Exhibit A** attached hereto and as depicted on **Exhibit B** attached hereto (the "**Servient Parcel**");

WHEREAS, Grantee is the owner of certain property, Parcel Identification Number 090040701, located in the Town of Freedom, Outagamie County, State of Wisconsin, as legally described in **Exhibit A** attached hereto and as depicted on **Exhibit B** attached hereto (the "**Dominant Parcel**");

Name and Return Address Michael S. McGuire DeWitt LLP 2391 Holmgren Way Green Bay, WI 54304
--

090040702 ; 090040701 (Parcel Identification Numbers)
--

WHEREAS, Grantor has agreed to grant to Grantee a drainage easement over the Servient Parcel as legally described in **Exhibit A** attached hereto and as depicted on **Exhibit B** attached hereto (the "**Drainage Easement Area**") for benefit the Dominant Parcel as required by the Town of Freedom.

NOW, THEREFORE, Grantor and Grantee hereby agree:

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference.
2. **ESTABLISHMENT DRAINAGE EASEMENT.** Grantor hereby establishes, on behalf of itself and its successors and assigns as owners of the Servient Parcel, a non-exclusive, perpetual easement, and right-of-way for the natural flow of overland storm water and surface water drainage and retention over, across, and through the Drainage Easement Area. The Easement granted hereunder is for the benefit of the Dominant Parcel and all current and future owners thereof.
3. **NO CHANGES TO DOMINANT PARCEL.** The Owner of the Dominant Parcel shall not change the grade nor increase the impervious surface of the Dominant Parcel in such a way that would materially increase the flow of storm water and surface water across the Servient Parcel without the express written consent of the Owner of the Servient Parcel, which may be withheld in the commercially reasonable discretion of the Owner of the Servient Parcel.
4. **HAZARDOUS MATERIALS.** The Owner of the Dominant Parcel shall not permit contaminants or other hazardous materials to flow onto, through, under, or across the Servient Parcel.
5. **INDEMNIFICATION.** The owner of the Dominant Parcel shall indemnify and defend the owner of the Servient Parcel and its officers, agents, and employees from all liability suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and reasonable attorneys' fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, brought

because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the use of the Drainage Easement Area or Servient Parcel by the Owner of the Dominant Parcel or its agents, contractors, subcontractors, invitees, or employees or due to contaminants or other hazardous materials flowing onto, through, under, or across the Drainage Easement Area or Servient Parcel due to the actions of the Owner of the Dominant Parcel or its agents, contractors, subcontractors, invitees, or employees.

6. CONSISTENT USES ALLOWED. The Servient Parcel shall retain the right to use the Drainage Easement Area for purposes that will not interfere with Dominant Parcel's full enjoyment of the rights granted in this Agreement. The owner of the Servient Parcel shall not modify the topography in the Drainage Easement Area nor construct or install any structure, or any other improvements, temporary or permanent, over, under, and through the Drainage Easement Area that would interfere with the Dominant Parcel's ability to maintain the drainageway.
7. COVENANTS RUN WITH THE LAND. All of the terms and conditions in this Agreement including the benefits and burdens shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the then current owners of the Dominant Parcel and Servient Parcel and their respective successors and assigns.
8. NOTICES. Notices or other communication hereunder shall be in writing and shall be sent certified mail, return receipt requested, or by other national overnight courier company, or personal delivery, to the other party at its registered address if an entity and the most recent known address if an individual. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party.
9. EXHIBITS. All exhibits referred to herein and attached hereto shall be deemed part of the Agreement.
10. RECORDING. The Agreement shall be recorded in the records of Outagamie County, Wisconsin.
11. ENFORCEMENT. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.
12. GOVERNING LAWS. The laws of the state of Wisconsin shall apply to the Agreement.
13. SEVERABILITY. If any part, term, or provision of this Agreement is held by a court to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term, or provision; and the right of the parties will be construed as if the part, term or provision was never part of the Agreement.

14. NO PUBLIC DEDICATION. Nothing in this Agreement shall be deemed a gift or dedication of any portion of the easements granted hereunder to the general public or for any public purpose whatsoever.
15. NON-USE. Non-use or limited use of the easement rights granted hereunder shall not prevent the benefitting party from later use of the easement rights to the fullest extent authorized in this Agreement.

[signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

GRANTOR:

Town of Freedom

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF OUTAGAMIE)

This instrument was acknowledged before me this ____day of August, 2025, by _____, to me known to be the person who executed the foregoing instrument by virtue of the authority vested in them and acknowledged that they executed the same as the voluntary act.

Name: _____
Notary Public, State of Wisconsin
My Commission Expires: _____

GRANTEE:

Chad & Mark Properties, LLC

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF OUTAGAMIE)

This instrument was acknowledged before me this ____ day of August, 2025, by _____, to me known to be the person who executed the foregoing instrument by virtue of the authority vested in them and acknowledged that they executed the same as the voluntary act.

Name: _____
Notary Public, State of Wisconsin
My Commission Expires: _____

This Document Drafted By:
Attorney Michael S. McGuire
DeWitt LLP
2391 Holmgren Way
Green Bay, WI 54304

Mark-ups from Town Engineer: Dan Kammer
(MSA)

EXHIBIT A
Legal Descriptions

Servient Parcel:

Lot 1, Certified Survey Map Number 8756, Document Number 2322387, being part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Dominant Parcel:

Lot 2, Volume 45, Certified Survey Maps, Page 7454, Map Number 7454, Document Number 2118741, being part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Drainage Easement Area:

Capitalize S

Part of Lot 1, Certified Survey Map Number 8756, Document Number 2322387, being part of the Southeast 1/4 of the southwest 1/4 of Section 15, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin lying 7.50 feet on each side (15.00 feet total width) of the Easement reference line described below.

297.36

Commencing at the South 1/4 corner of said Section 15; thence N00°03'03"E, 297 feet on the east line of said Southwest 1/4 to the southern-most corner of Lot 3, Volume 45 Certified Survey Maps, Page 7454, Map Number 7454, Document Number 2118741; thence N46°33'17"W, 482.95 feet on the southwest line of said Lot 3 to said easement reference line, the **POINT OF BEGINNING**; Thence S01°17'09"W, 232.22 feet; thence S60°35'41"W, 40.50 feet to the Point of Termination.

The sidelines of said 15.00 foot wide easement extend and shorten to intersect with the southwest line of said Lot 3 and all points of intersection.

40.05 not 40.50

As shown and dimensioned on the attached Exhibit B.

Said described land (storm sewer easement) contains 4,084 sq. ft. or 0.094 acres more or less.

EXHIBIT B
Survey

EXHIBIT 'B'

Lot 2
CSM #7454

Lot 2
CSM #7670

Lot 1
CSM #7670

Outlot 11
Sharon Rose Subdivision

Lot 11
Sharon Rose Subdivision

Lot 1
CSM #8756
Lions Park

CHAD AND MARK FREEDOM DEVELOPMENT, INC.
(Land Contract Vendee)
CHAD AND MARK PROPERTIES, LLC
(Land Contract Vendor)
LOT 3
CSM #7454
TPIN: 090040706

Easement reference line

Point of Termination

Point of Beginning

Country
Villa Way

Country Villa Condominiums

Legend



Storm Sewer Easement Area
8,715 Square Feet / 0.200 Acres

TPIN

Tax Parcel ID Number

Date: 7/29/2025

REL Job #: 5603005

Exhibit
Sheet 1 of 1

REL Robert E. Lee
& Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releecinc.com

Southwest Corner
Section 15, T22N-R18E
Found Mag Nail

N88°26'15"E 2660.53'

N00°03'03"E
297.36'

South 1/4 Corner
Section 15, T22N-R18E
Found 1 1/4" Iron Rod

7.5'
15'
7.5'

N01°17'09"E
12.68'

N00°03'03"E
308.10'

N24°34'00"E
165.40'

N43°26'43"E
94.84'

N46°33'17"W
482.95'

I. APPLICATION

Title of Project: Van Groll CSM

Name of Owner: Marvin/Mary Van Groll Revocable Trust

Name of Developer / Surveyor / Contractor: Steve De Jong, P.L.S., Meridian Surveying LLC

II. BACKGROUND

The Owner has submitted an 'Application for Minor Land Division (hereafter, Application) to divide Tax Parcel Number 090036200 (hereafter, TPN-090036200) located at the intersections of Golden Glow Road, Vanden Bosch Road, and CTH J in the Town of Freedom. The Owner proposes to create a 10-acre lot in the southwest corner of the parcel.

TPN-090036200 hosts a structure of approximately 11,000 square feet in size and WI DNR Wetland Indicators (see Exhibit 1).

III. ZONING ORDINANCE

TPN-090036200 is 39.58 acres in size and is zoned AGD General Agricultural District (hereafter, AGD District). Section 54-131(1) of the Outagamie County Zoning Ordinance (hereafter, zoning ordinance) establishes 'Dimensional Requirements' for '*Principal agricultural uses*' on AGD District lots.

AGD District Dimensional Requirements			
	Requirements	TPN-090036200	Compliant
Lot 1			
Minimum Area	Two ac.	10 ac.	Yes
Minimum Width	200 ft.	In excess of 20 ft.	Yes
Remnant			
Minimum Area	Two ac.	29.58 ac.	Yes
Minimum Width	200 ft.	In excess of 20 ft.	Yes

The proposed land division is **compliant** with Section 54-131(1) of the zoning ordinance

IV. LAND DIVISION ORDINANCE

Section 18-050.F of the Town of Freedom Land Division Ordinance (hereafter, land division ordinance) reads as follows:

'Shape of lots shall generally be rectangular. Lots platted on cul-de-sacs will generally be narrower at the street than at the rear lot line. Flag lots or easements or other lot stacking techniques shall be prohibited, except where necessary to accommodate exceptional topography or to preserve natural resources'

The proposed land division, if approved, will result in a remnant TPN-090036200 that is **noncompliant** with Section 18-050.F of the land division ordinance.

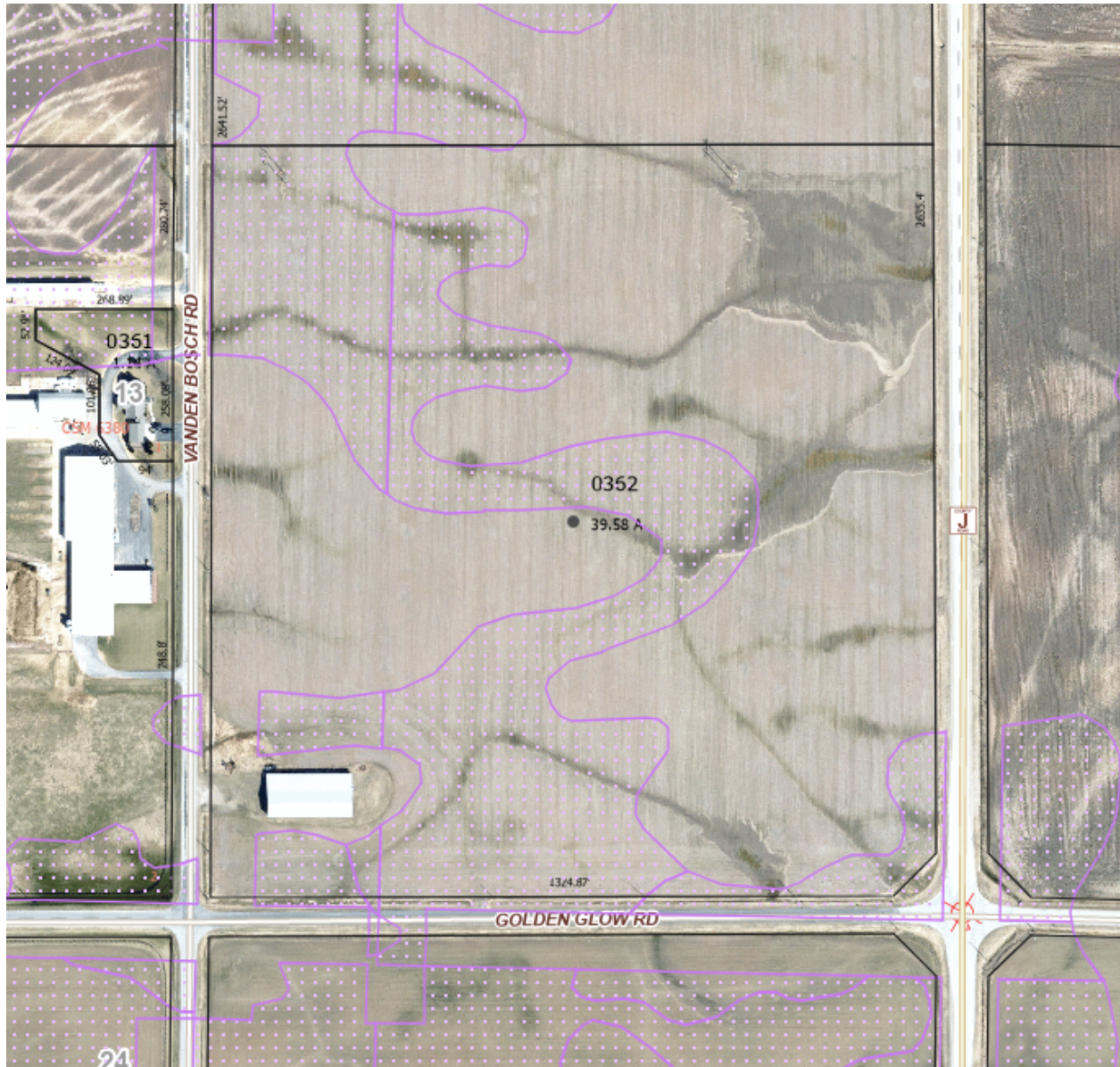
V. CPC RECOMMENDATION¹

CPC recommends **denial** of the Concept for the reasons cited in Section IV of this Report.

¹ CPC recommendations are based upon professional staff review of application materials provided to CPC. CPC staff reports are authored by a municipal planner, not a licensed attorney, and do not constitute a legal opinion.

Exhibit 1

- Purple lines w/dots – WI DNR Wetland Indicators



I. APPLICATION

Title of Project: Willer CSM

Name of Owner: Megan Oharrow, Todd Willer

Name of Developer / Surveyor / Contractor: Christopher Perreault, P.L.S., Carow Land Surveying & Environmental Services

II. BACKGROUND

The Owner has submitted an 'Application for Minor Land Division' to divide Tax Parcel Number 090000703 (hereafter, TPN-090000703) located on CTH E in the Town of Freedom.

A portion of the northern extent of TPN-090000703 is bisected by a navigable stream (Duck Creek) and associated wetland indicators (see Exhibit 1).

III. ZONING ORDINANCE

TPN-090000703 is a 37.7-acre irregular lot. It is dual-zoned RSF Single-Family Residential District (hereafter, RSF District) and AGD General Agricultural District (hereafter, AGD District) (see Exhibit 2). Lot 1, as proposed, would be within the RSF District portion of TPN-090000703.

Section 54-157(1)D of the Outagamie County Zoning Ordinance (hereafter, zoning ordinance) establishes 'Dimensional Requirements' for RSF District lots not within a recorded subdivision or served by public sewer.

RSF District Dimensional Requirements			
	Requirements	TPN-090000703	Compliant
Lot 1			
Minimum Area	18,000 sf.	34,217 sf.	Yes
Minimum Width	100 ft.	141 ft., 1 in	Yes
Remnant			
Minimum Area	18,000 sf.	1,607,756 sf.	Yes
Minimum Width	100 ft.	1,367 ft., 2 in.	Yes

The proposed land division is **compliant** with Section 54-131(1) of the zoning ordinance

IV. LAND DIVISION ORDINANCE

Section 18-022 of the Town of Freedom Land Division Regulations (hereafter, land division ordinance) reads as follows:

'Any resubdivision of a recorded land division that ultimately results in the creation of five or more lots, parcels, or building sites from the same original parcel shall be considered to be a subdivision and shall be accomplished by a subdivision plat and not additional certified survey maps.'

It appears as many as 12 lots have been divided from TPN-090000703. As such, the creation of Lot 1 shall require a subdivision plat (again, see Exhibit 1).

Section 18-050 of the land division ordinance establishes the following standards for Lots.

Lots	
Standard	Compliant
Lot dimensions and setback lines shall conform to the requirements of the zoning ordinance.	Yes
Side lot lines shall be right angles to straight lines or radial to curved street lines on which the lots face whenever possible.	Yes
Corner lots shall have sufficient width to permit adequate building setbacks from side streets to conform to the zoning ordinance.	n/a
Every lot shall front or abut on a public street, not including alleys, freeways, or half streets.	Yes
Lot lines shall not cross municipal boundary lines.	Yes
Shape of lots shall generally be rectangular. Lots platted on cul-de-sacs will generally be narrower at the street than at the rear lot line. Flag lots or easements or other lot stacking techniques shall be prohibited, except where necessary to accommodate exceptional topography or to preserve natural resources.	Yes
Excessive Depth of Lots in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a desirable depth-to-width ratio under normal conditions. Depth of lots or parcels designated for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated.	No [1]
Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.	n/a
Residential lots fronting or backing on arterial streets shall be platted with extra depth.	n/a
Where possible, lots shall be created to avoid crossing navigable waterways.	n/a
[1] The depth-to-width ratio of proposed Lot 1 appears to exceed 2:1.	

The Concept appears to be **noncompliant** with Section 18-050 of the land division ordinance.

Section 18-062 of the land division ordinance establishes requirements for Certified Survey Maps.

Certified Survey Map	
Requirement	Compliant
Name of the owner.	Yes
Date of survey.	Yes
Graphic scale and North arrow.	Yes
All existing buildings, structures, driveways, and similar such developed features on the parcel.	Yes
Locations, widths of rights-of-way and easements, and names of adjoining streets, highways, railroads, utilities, parks, cemeteries, and subdivisions.	Yes
Any applicable use or access restrictions and covenants.	Yes
All floodplains, wetlands, navigable ponds, streams, lakes, flowages, wetlands, environmentally sensitive areas, or erosion hazard areas.	Yes
All Secondary Conservation Areas, as defined in this Chapter.	n/a
The buildable area of the proposed lot(s).	Yes
Distances and bearings referenced to a line and a corner of the Washington County Coordinate System.	Yes
Owner's and mortgagee's certification of dedication of streets and other public areas prepared in accordance with Wis. Stat. §§ 236.21(2) and 236.34(1m)(e).	Yes
Location and extent of permanently preserved open space as required under Section 18.103.A of this Chapter.	n/a
The entirety of the parent parcel from which the proposed lot(s) are to be divided shall be shown on the CSM.	Yes
Drain Tiles. The face of the Certified Survey Map shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or their agent damaging the drain tile.	Yes

The proposes land division is **compliant** with Section 18-062 of the land division ordinance.

V. CPC COMMENT¹

CPC recommends denial of the proposed land division for the reasons cited in Section IV of this Report. Furthermore, any future division of TPN-090000703 shall be executed via a subdivision plat due to the requirements of Section 18-022 of the land division ordinance.

¹ CPC recommendations are based upon professional staff review of application materials provided to CPC. CPC staff reports are authored by a municipal planner, not a licensed attorney, and do not constitute a legal opinion.

Exhibit 1

- Blue shading –
- Purple lines w/purple dots – WI DNR Wetland Indicators

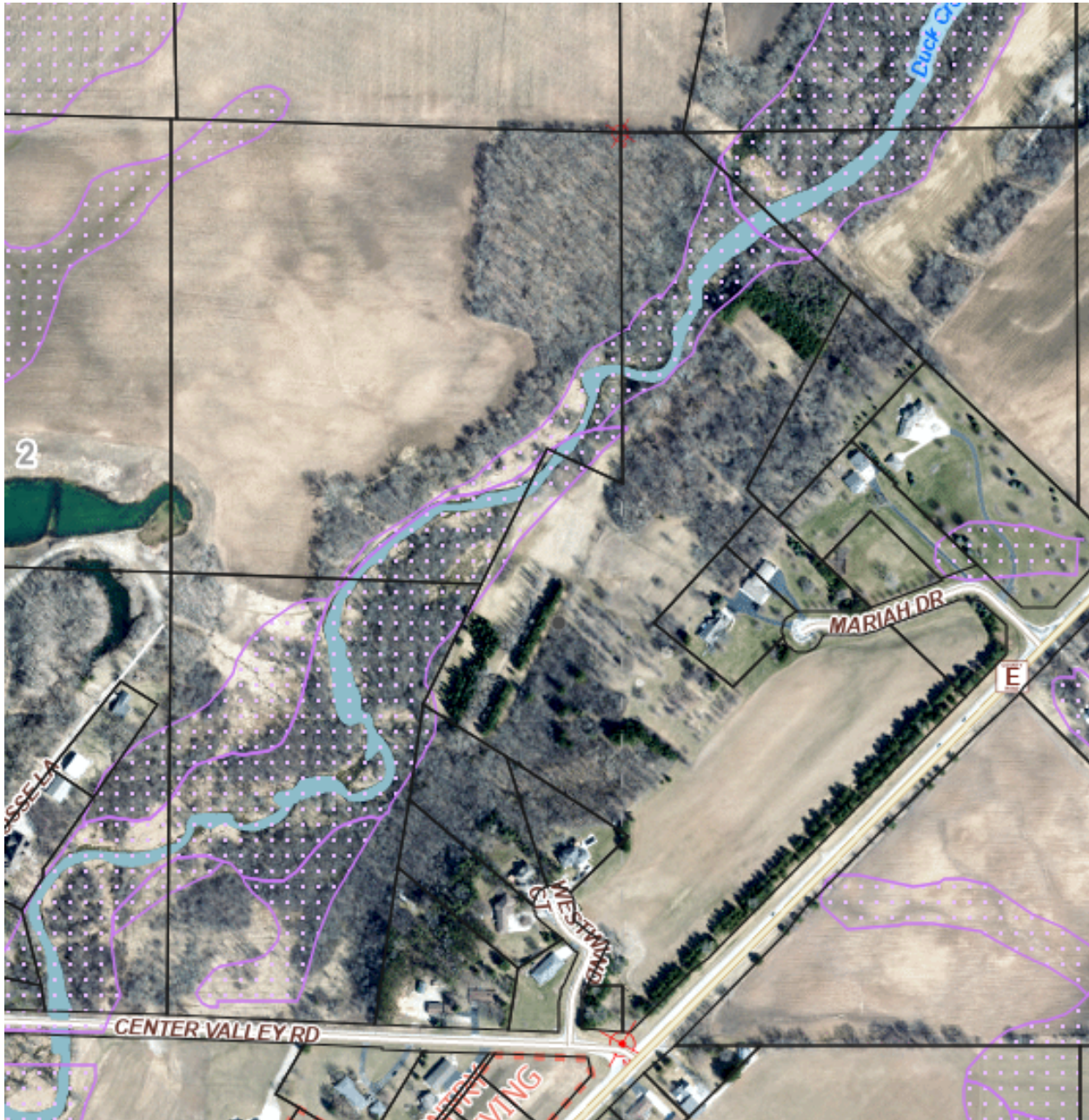
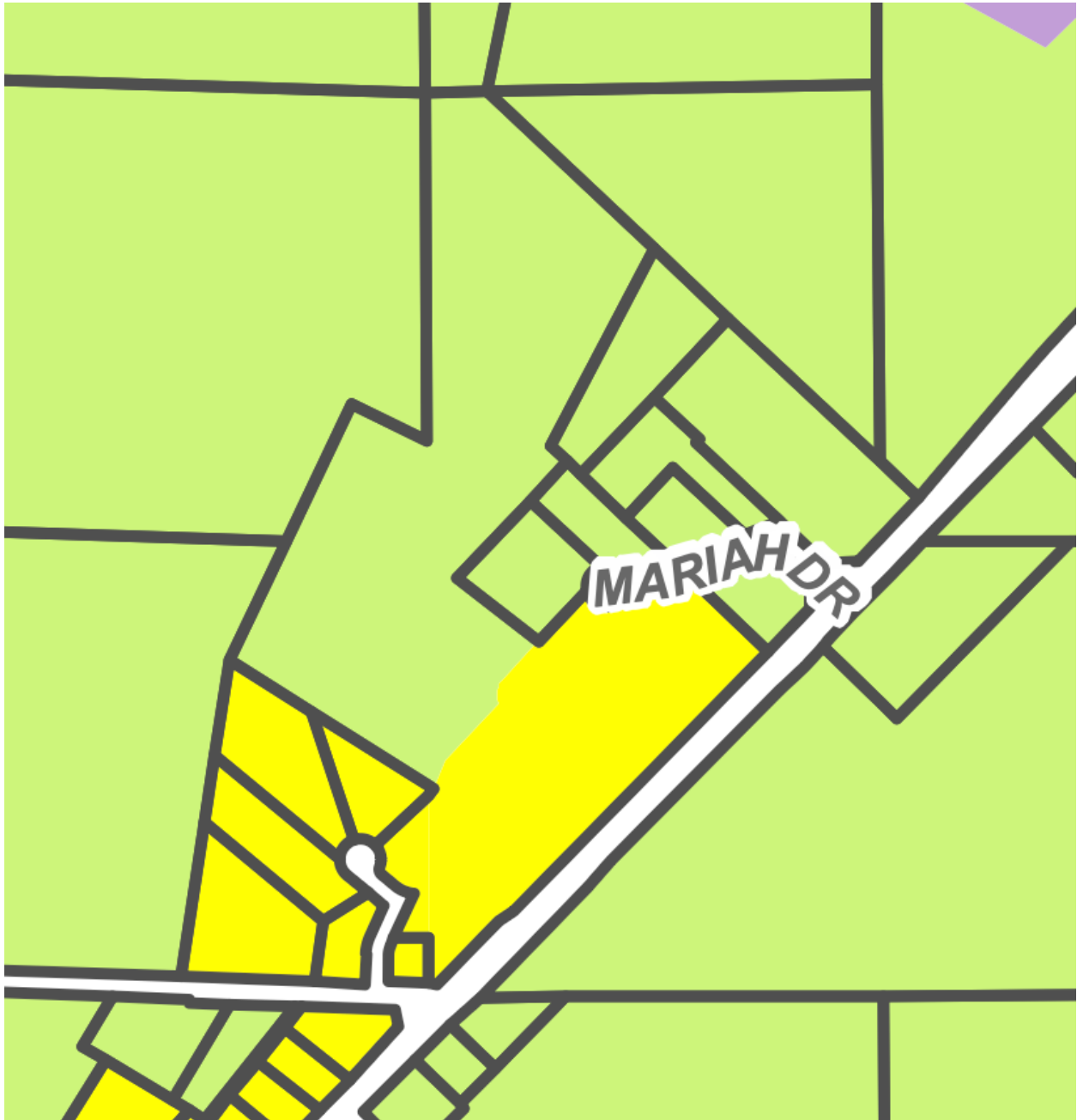


Exhibit 2

- Yellow shading – RSF District
- Green shading – AGD District



I. APPLICATION

Title of Project: Willer Zoning Change

Name of Owner: Megan Oharrow, Todd Willer

Name of Surveyor/Engineer: Matt Reider, PLS, Carow Land Surveying & Environmental Services

II. BACKGROUND

The Applicant has submitted a 'Rezoning Application' (hereafter, Application) 090000703 (hereafter, TPN-090000703) located on CTH E in the Town of Freedom. The Owner proposes to divide TPN-090000703 creating a 34,217-square foot Lot 1 to accommodate residential development. The zoning change is required by Outagamie County since TPN-090000703 is a dual-zoned lot (see Exhibit 1).

TPN-090039900 hosts WI DNR Wetland Indicators and Flood Hazard Zones (see Exhibit 1). The bulk of the parcel, including the majority of the Principal Structure, is located within the 2030 Sewer Service Area (see Exhibit 2).

III. ZONING ORDINANCE

TPN-090000703 is a 37.7-acre irregular lot. It is dual-zoned RSF Single-Family Residential District (hereafter, RSF District) and AGD General Agricultural District (hereafter, AGD District) (see Exhibit 2). Lot 1, as proposed, would be within the RSF District portion of TPN-090000703. As per Section 54-154 (1) of the Outagamie County Zoning Ordinance (hereafter, zoning ordinance), '*Single-family detached dwellings*' is a Permitted Principal Use and Structure in the RSF District.

Section 54-157(1)D of the Outagamie County Zoning Ordinance (hereafter, zoning ordinance) establishes 'Dimensional Requirements' for RSF District lots not within a recorded subdivision or served by public sewer.

RSF District Dimensional Requirements			
	Requirements	TPN-090000703	Compliant
Lot 1			
Minimum Area	18,000 sf.	34,217 sf.	Yes
Minimum Width	100 ft.	141 ft., 1 in	Yes

The requested zoning change is **compliant** with Section 54-131(1) of the zoning ordinance.

IV. COMPREHENSIVE PLAN

Wis. Stat. § 66.1001(3)(j) requires a county administering zoning regulations to do so consistent with an adopted comprehensive plan. As per Wis. Stat. § 66.1001(1)(am), ‘consistent with’ means: *‘furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.’*

Town of Freedom Comprehensive Plan

The Town of Freedom Comprehensive Plan (hereafter, comprehensive plan) was adopted in October 2020 and classifies TPN-090000703 as ‘*Single and Two Family Residential*’ and ‘*Planted Woodlots*.’ Proposed Lot 1 is located within Freedom Sanitary District #1 and the 2030 Sewer Service Area

The requested zoning change is **consistent with** the Town of Freedom Comprehensive Plan.

Outagamie County Comprehensive Plan

The Outagamie County Comprehensive Plan was adopted in 2020 and classifies TPN-090039900 as ‘*Suburban Transition*’ and ‘*Suburban Residential*’ (see Exhibit 4).

The requested zoning change is **consistent with** the Outagamie County Comprehensive Plan.

V. CPC RECOMMENDATION¹

CPC advises the Town Board to recommend to Outagamie County **approval** of the requested zoning change contingent upon the following:

- A. Submittal and Town approval of a subdivision Plat to create Lot 1.
- B. Approval by Freedom Sanitary District 1.

¹ CPC recommendations are based upon professional staff review of application materials provided to CPC. CPC staff reports are authored by a municipal planner, not a licensed attorney, and do not constitute a legal opinion.

Exhibit 2

- Yellow shading – RSF District
- Green shading – AGD District

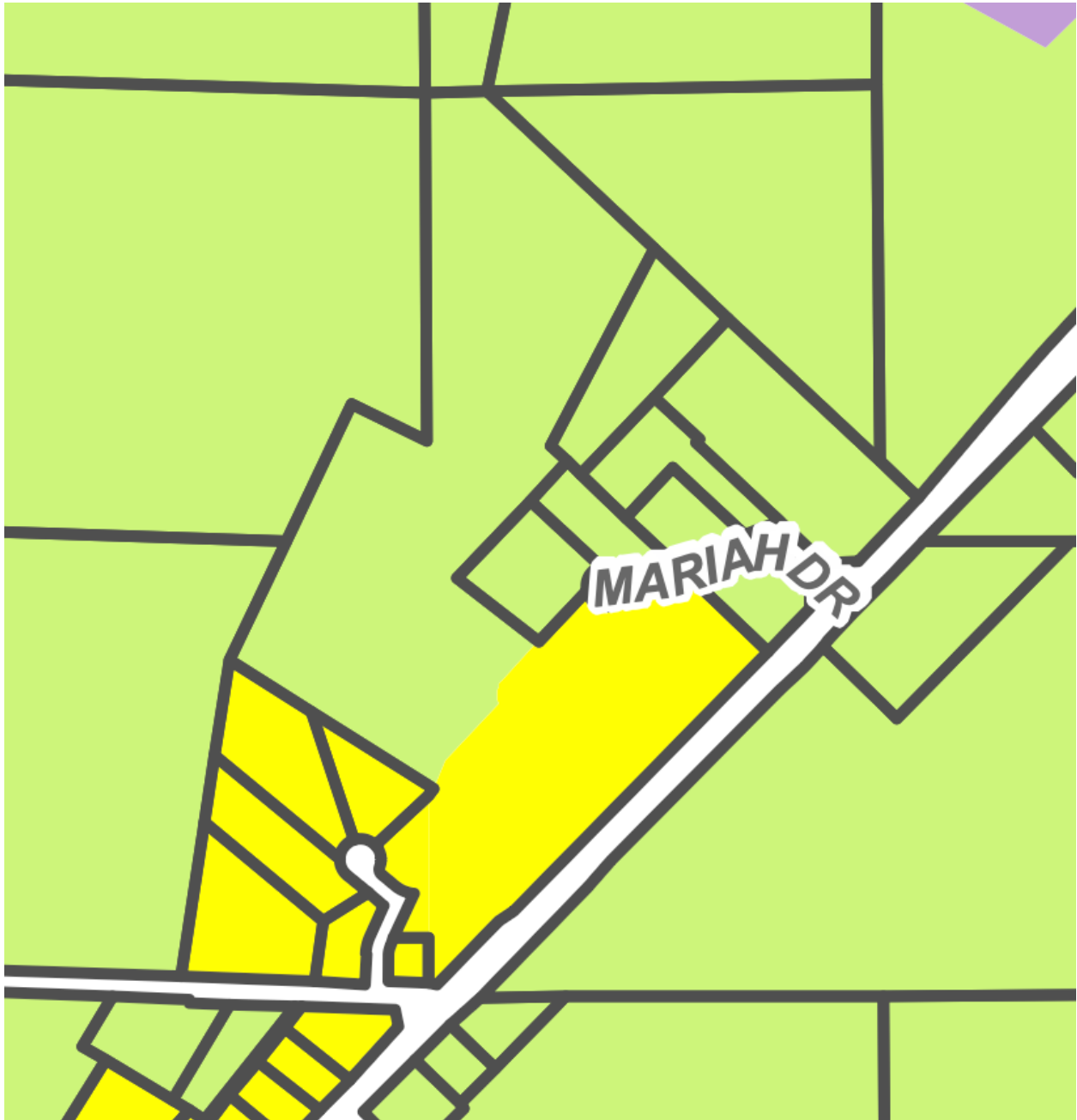


Exhibit 1

- Blue shading –
- Purple lines w/purple dots – WI DNR Wetland Indicators

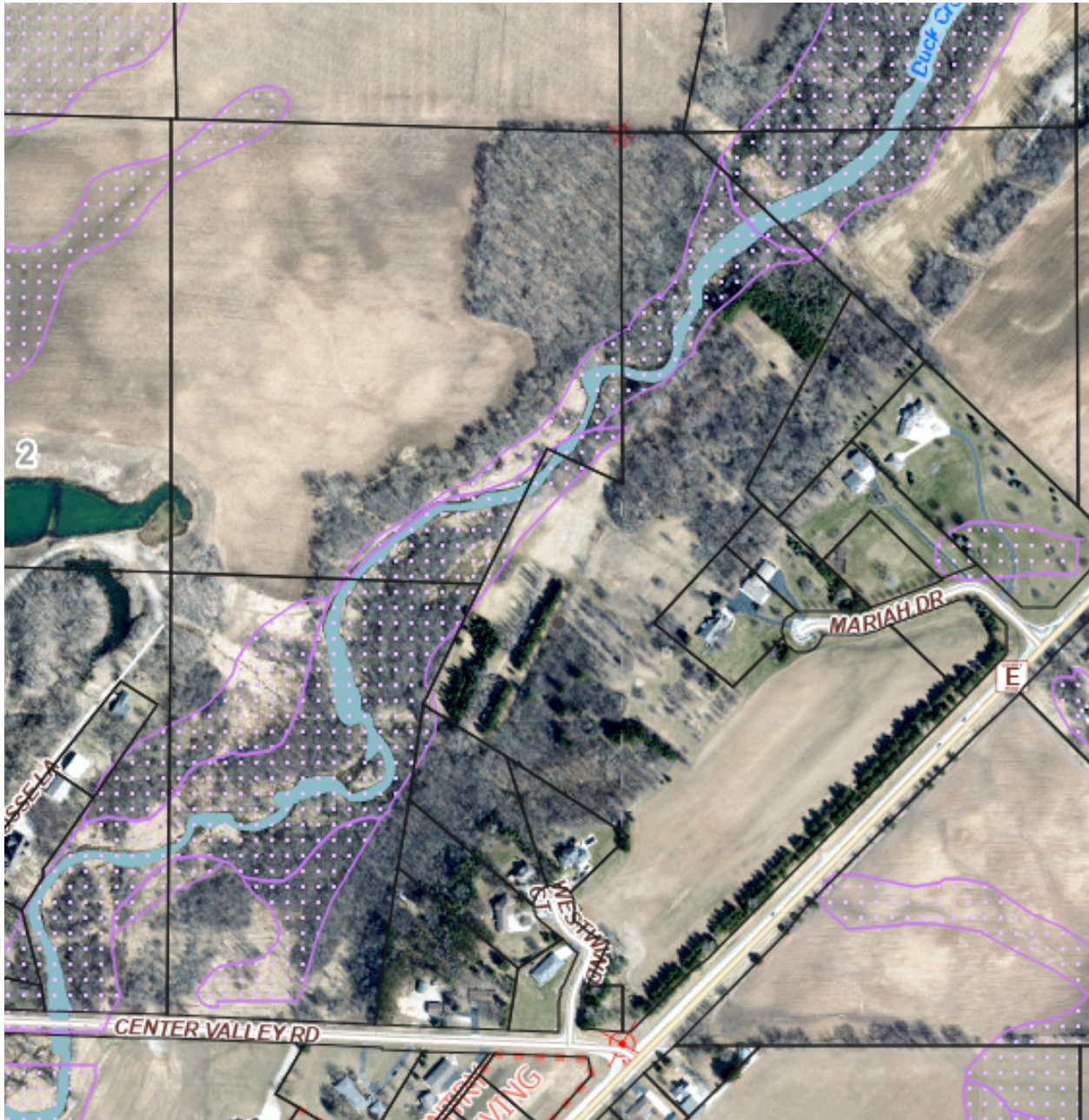


Exhibit 3

- Yellow shading – Single and Two Family Residential
- Green shading – Planted Woodlots
- Pink dashed line – Freedom Sanitary District #1
- Brown solid line – 2030 Sewer Service Area

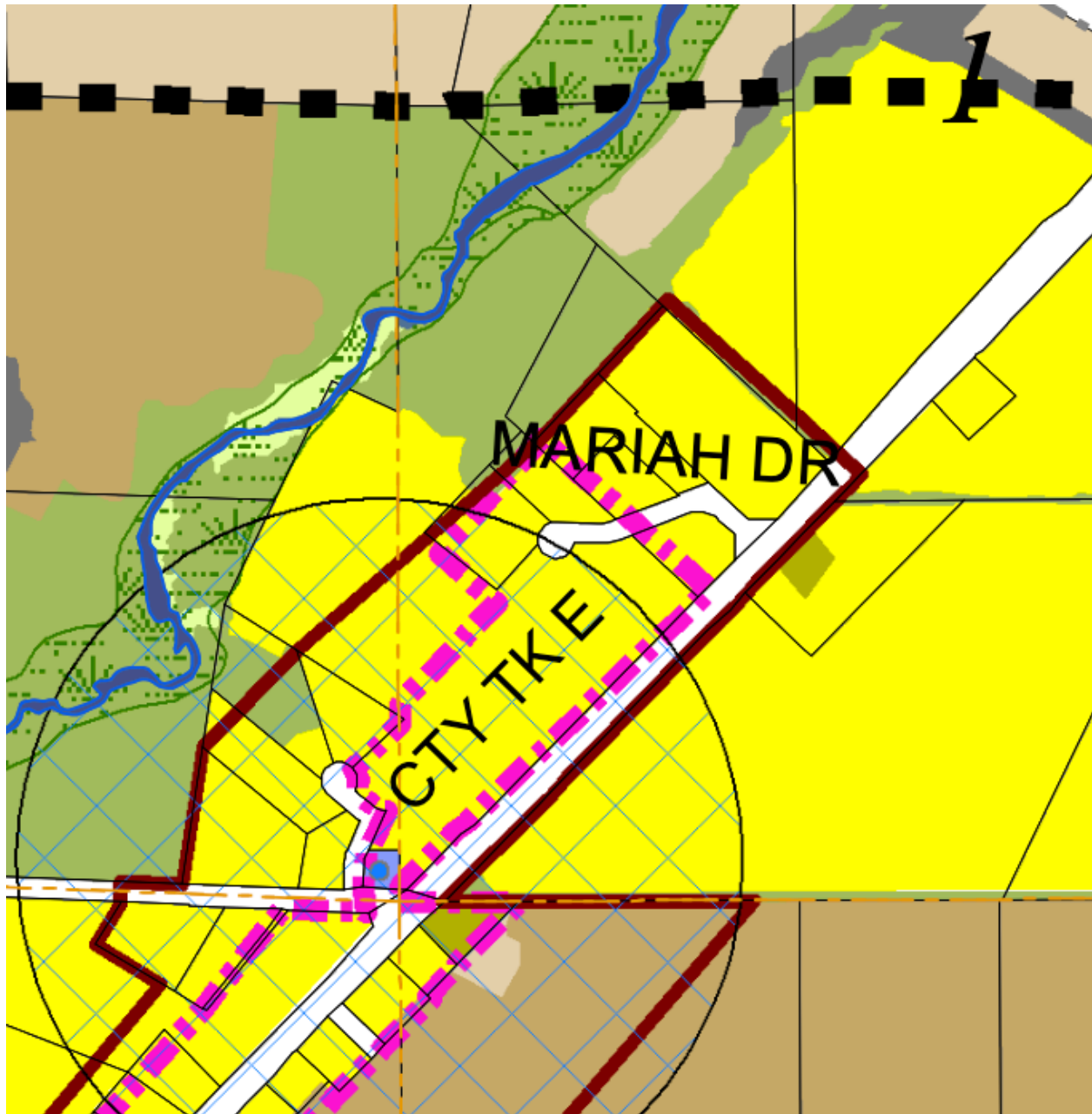


Exhibit 4

- Yellow shading – Suburban Transition
- Orange shading – Suburban Residential



2025 Building Permits																
APP #	LAST NAME	FIRST NAME	PARCEL #	HOUSE #	STREET NAME	TYPE	EST. COST	TOTAL BADD	Perk \$300	WI Seat Permit \$35	Engineer ing \$250	Admin \$50	Address \$100	ROW \$50	BUILDING INSPECTOR	DATE ISSUED
FR-25-1	WANDERHEY		090027905	N4354	BELL CT	ELECTRICAL	\$5,000	\$150							SP	1/7/2025
FR-25-2	Hinz	Daniel	090017501	N4392	French Rd	SOLAR	\$20,615	\$250							SP	1/7/2025
FR-25-3	CDW Properties		090218000	V2384	Industrial Dr	ELECTRICAL	UK	\$200,500							SP	1/8/2025
FR-25-4	Toune	Don	090027800	N4344	Pykes Cr	FINDSHILL	\$34,000	\$510							SP	1/21/2025
FR-25-5	Leibus	Leann	090076500	W3092	Mathison Rd	HVAC	\$5,000	\$125							SE	1/27/2025
FR-25-6	VanCamp	Gerald	090028502	W2029	Center Valley Rd	NEW HOME	\$660,000.00	\$4,040.00	\$300			\$100			SP	1/29/2025
FR-25-7	Colton		090063200	N3074	State HWY 55	ELECTRICAL	UK	\$125							SE	2/6/2025
FR-25-8	Vanderloop	Tim	090094500	N2604	City HWY N	RAZE	UK	\$150							SP	2/4/2025
FR-25-9	Wuoff	Dylan	090090602	N4611	City Rd G	NEW HOME	\$400,000.00	\$2,265.00	\$300			\$100			SP	2/12/2025
FR-25-10	J&S		090061922	LOT 09	Warren Trl	NEW HOME	\$100,000.00	\$2,265.00	\$300			\$100			SP	2/21/2025
FR-25-11	Richeson	Shawn	090168300	N4095	Oak Ln	REMODEL/ADDITN	\$83,000.00	\$1,200.00							SP	2/20/2025
FR-25-12	J&S		090061933	LOT 11	Elban Dr	NEW HOME	\$125,000.00	\$2,265.00	\$300			\$100			SE	3/11/2025
FR-25-13	Residential Solutions		090061945	LOT 38	Gavin Dr	NEW HOME	\$600,000	\$4,440	\$300						SP	3/26/2025
FR-25-14	Residential Solutions		090061970	LOT 69	Gavin Dr	NEW HOME	\$500,000	\$2,265	\$300			\$100			SP	3/26/2025
FR-25-15	Keller	Chuck	090090502	W3130	Broadway Lot 104	HVAC		\$125							SP	2/27/2024
FR-25-16	Great Value Homes		090090502	W3130	Broadway Lot 208	NEW TRAILER	\$90,000	\$300							SP	3/27/2025
FR-25-17	Great Value Homes		090090502	W3130	Broadway Lot 61	NEW TRAILER	\$90,000	\$300							SP	3/5/2025
FR-25-18	Matuzak	Mark	090205200	N4345	Panoramic Ave	REMODEL/ADDITN	\$50,000	\$675							SP	3/6/2025
FR-25-19	Plung	Trevor	090050900	W3192	Asht Lake Trl	PLUMBING	\$6,000	\$250							SE	3/10/2025
FR-25-20	Hartjes	Dawn				NEW HOME	\$475,000	\$2,265	\$300				\$100		SP	3/17/2025
FR-25-21	Gumpinski	John	090172400	N3911	Dublin Way	FENCE	UK	\$100							SP	3/14/2025
FR-25-22	VanAsten	Adam	090032000	V2160	VanAsten Rd	POOL	\$70,000	\$300							SP	3/14/2025
FR-25-23	Keller	Chuck	090090606	W3130	Broadway Lot 104	HVAC	\$6,000	\$125							SP	3/17/2025
FR-25-24	Woods	Cole	090090400	W2299	Grenier Rd	ELECTRICAL	UK	\$125							SE	3/17/2025
FR-25-25	Herbst	Jeff	090061973	N3668	Gavin Dr	FENCE	\$4,000	\$100							SE	3/19/2025
FR-25-26	Verstutem	Greg	090045400			NEW HOME	\$450,000	\$2,265	\$300				\$100		SP	3/19/2025
FR-25-27	Bagge	Steve	090061915	W2121	Schmidt Rd	FENCE	UK	\$100							SP	3/24/2025
FR-25-28	FAISD		090038800	N4071	City Rd E	Early Start	\$15,000,000	\$150,000							SP	3/14/2025
FR-25-29	Buss	Randy	090015400	W2275	Elban Dr	DECK	\$26,400								SP	3/29/2025
FR-25-30	Mannebach	Patrick	090185500	W3530	Equilibrium Trl	ELECTRICAL	\$3,000	\$125							SP	3/31/2025
FR-25-31	Minea	Shelva	090018302	N4773	French Rd	HVAC	\$6,746	\$125							SE	4/4/2025
FR-25-32	Wentman	Al	090020500	W1734	FORBES WINDROW	RAZE	UK	\$100							SE	4/1/2025
FR-25-33	Schuh	Rebecca	090151600	N3939	McHigh Rd	FENCE	UK	\$100							SP	4/6/2025
FR-25-34	Galinas	Greg	090049302		Schoder Rd	NEW HOME	\$685,000	\$4,440	\$300				\$100		SE	4/14/2025
FR-25-35	Fennor	Zach	090150900	N4114	Colley Cr	ELECTRICAL	UK	\$125							SP	4/15/2025
FR-25-36	Buss Electric Inc		090050800	N4051	County Rd E	TEMP ELECTRICAL	\$600	\$125							SE	4/15/2025
FR-25-37	Asimus	Cory	090166300	W2259	Chestnut Ln	GARAGE	\$45,000	\$400.00							SP	4/22/2025
FR-25-38	VanHeesde	Daniet	090090800		County Rd E	40 BUILDING	\$47,000	\$652.50							SP	4/24/2025
FR-25-39	Spant	Shawn	090040721	N3790	Wheatfield Ln	HVAC	\$4,000	\$150.00							SP	4/24/2025
FR-25-40	Reinke	Steve	090090500	N2519	State HWY 55	ELECTRICAL	\$12,000	\$300							SP	4/14/2025
FR-25-41	Wierhing	Steve	090018000	N3403	Krueger Rd	ELECTRICAL	\$2,000	\$125.00							SP	4/24/2025
FR-25-42	VanCamp	William	090025400	Forest Cnwy	RAZE	UK		\$430,000							SP	4/30/2025
FR-25-43	Field	Richard	090124100	N4172	Gommeng	HVAC	\$4,982	\$125							SP	5/6/2025
FR-25-44	Reiland	Gerard	090045500	N4075	City Rd G	ADDITION	\$70,000	\$950							SP	5/8/2025
FR-25-45	Buss Electric Inc		090038800	N4071	County Rd E	ELECTRIC	\$8,000	\$125							SE	5/8/2025
FR-25-46	Zellers	Rick	090163200	W3188	Hilly Haven DR	GARAGE	\$60,000	\$520							SE	5/14/2025
FR-25-47	Cheneywater	Dan	090041110	N3826	Brenna Way	GARAGE	\$75,000	\$650							SE	5/14/2025
FR-25-48	Verhulzen	Wesley	090017600	W3140	Gommeng Rd	GARAGE	\$20,000	\$675							SP	5/18/2025
FR-25-49	Rollers	Samuel	090054300	2131	Lunette	FENCE	\$3,000	\$100							SP	5/16/2025
FR-25-50	Evers	James	090022001	W2167	Center Valley Rd	HVAC	\$9,000	\$135							SP	5/20/2025
FR-25-51	VanRouw	Ken	090090602	N2707	Madison Rd	HVAC	\$200	\$200							SP	5/20/2025
FR-25-52	Kurtz	Chad	090061966	LOT 64	COUNTRY FIELD	NEW HOME	\$400,000	\$2,265	\$300				\$100		SP	5/20/2025
FR-25-53	Bennetake	Jacob	090090501	W3102	Center Valley Rd	SHED	\$6,000	\$125							SP	5/21/2025
FR-25-54	Schlegel	Christine	090090602	W3130	E Broadway Dr L4 DECK	UK		\$26							SE	5/28/2025
FR-25-55	Speertops	Brent	090026704	W2135	Emmett Ln	GARAGE	UK	\$505.00							SE	5/20/2025
FR-25-56	Neighborhood Acres		090032901	W3160	VanAsten Rd	GARAGE	\$50,000	\$650							SP	6/10/2025
FR-25-57	Buss Electric Inc		090062200	N3962	County Rd N	ELECTRIC	\$9,500	\$200							SE	6/13/2025
FR-25-58	Sticks	Amber	090013300	N4318	Severely Ridge	GARAGE	\$30,000	\$650							SP	6/13/2025
FR-25-59	Great Value Homes		090090502	W3130	E Broadway Dr L4 NEW TRAILER	UK	\$90,000	\$300							SP	6/13/2025
FR-25-60	Great Value Homes		090090502	W3130	E Broadway Dr L4 NEW TRAILER	UK	\$90,000	\$300							SP	6/13/2025
FR-25-61	Great Value Homes		090090502	W3130	E Broadway Dr L4 NEW TRAILER	UK	\$90,000	\$300							SP	6/13/2025
FR-25-62	Great Value Homes		090090502	W3130	E Broadway Dr L4 NEW TRAILER	UK	\$90,000	\$300							SP	6/13/2025
FR-25-63	Johnson	Heather	090039200	N3985	County Rd E	POOL/FENCE		\$275							SE	6/13/2025
FR-25-64	Reiffe	Bruce	090016601	W2604	Gorney Rd	GENERATOR	\$15,176.78	\$200							SE	6/19/2025
FR-25-65																
FR-25-66	Nagan	William	090189800	W2273	Blumey Cr	GENERATOR	UK	\$200							SE	6/23/2025
FR-25-67	Elegant Homes		090083904	LOT 12	Schmidt Rd	NEW HOME	\$1,265	\$300					\$100		SP	6/24/2025
FR-25-68	FREEDOM SCHOOLS		090038800	N4021	CTY RD E	ADDITION	\$50,400.00	\$71,716.14							SP	6/24/2025
FR-25-69	Buss Electric Inc		090089500	N2740	French Rd	ELECTRICAL	\$3,000	\$250.00							SE	6/25/2025
FR-25-70	Edburg	Christine	090061821	W2338	Warren Trl	FENCE	\$14,636.26	\$300							SE	7/1/2025
FR-25-71	Bowers	Kristy	090027901	W2777	Rd Ln	ELECTRICAL	\$1,600.00	\$125.00							SP	7/2/2025
FR-25-72	Townsend	Faith	090107500	N4173	City Rd E	ADDITION	UK	\$620.00							SE	7/8/2025
FR-25-73	Vesters	John	090044700	W1811	Glenora Glen Rd	NEW HOME	\$100,000.00	\$2,445	\$300				\$100		SP	7/11/2025
FR-25-74	Adelman	Derek	090007501	N4170	Lau Rd	HVAC	\$5,000	\$150.00							SP	7/11/2025
FR-25-75	Henn	Dawn	090189100	W3013	Sunshine Rd	HVAC	\$7,000	\$125							SP	7/11/2025
FR-25-76	St Peters Lutheran		090088500	N2740	N French Rd	ADDITION	\$174,000	\$3,480							SP	7/14/2025
FR-25-76a	St Peters Lutheran		090088500	N2740	N French Rd	PLUMBING	\$8,500	\$250							SP	6/27/2025
FR-25-77	Meyers	Alexa	090061930	Lot 28	Elban Dr	NEW HOME	\$500,000	\$2,445	\$300				\$100		SE	7/16/2025
FR-25-78	Mothers	Jamie	090012200	W3606	Center Valley Rd	ADDITION	\$180,000	\$2,175							SE	7/16/2025
FR-25-79	Seller	Jason	090201200	N4112	Sennetts Ridge	ADDITION	\$48,440	\$100							SP	7/17/2025
FR-25-80	Elegant Homes		090061914	LOT 12	Schmidt Rd	ELECTRICAL	UK	\$125							SP	7/17/2025
FR-25-81	Schmidt	Nick	090212700	W3170	ADDITION		\$182,420.00	\$1,200.00							SP	7/21/2025
FR-25-82	VanHeesde	Mary	090088100	W2014	Broadway Dr	HVAC/ROILER	\$60,000	\$860							SE	7/22/2025
FR-25-83	Kohl	Ron	090110100	W1919	City Rd S	HVAC	\$4,000	\$125							SP	7/22/2025
FR-25-84	Great Value Homes		090090502	W3130	E Broadway Dr L4	ELECTRICAL	\$1,400	\$125							SE	7/23/2025
FR-25-85	Great Value Homes		090090502	W3130	E Broadway Dr L4	ELECTRICAL	\$1,400	\$125							SE	7/23/2025
FR-25-86	Great Value Homes		090090502	W3130	E Broadway Dr L4	ELECTRICAL	\$1,400	\$125							SE	7/23/2025
FR-25-87	Great Value Homes		090090502	W3130	E Broadway Dr L4	ELECTRICAL	\$1,400	\$125							SE	7/23/2025
FR-25-88	Great Value Homes		090090502	W3130	E Broadway Dr L4	ELECTRICAL	\$1,400	\$125							SE	7/23/2025
FR-25-89	Grenier	Michael	090107400	N4189	City Rd E	GARAGE	\$21,500	\$337.50							SP	7/24/2025
FR-25-90	Sellers	Craig	090121300	W1926	VanderBerg Dr	ELECTRICAL	UK	\$125							SE	7/28/2025
FR-25-91	Kline	Joseph	090073710	N3938	French Rd	HVAC	\$15,000	\$225							SE	7/30/202

I. POTENTIAL MATTERS REQUIRING PLAN COMMISSION / TOWN BOARD ACTION

A. Willer Subdivision Plat – CTH E & Center Valley Road

II. PENDING MATTERS REQUIRING PLAN COMMISSION / TOWN BOARD ACTION

A. Van Groll CSM – Intersection Golden Glow & Vanden Bosch Roads

B. Freedom Sanitary District Well #3 – CTH E northeast of Center Valley Road

C. Kirk Schuh Special Exception – landscaping business (awaiting submittal of application)

D. Willer Zoning Change – dual-zoned lot at CTH E & Center Valley Road

E. Country Villa Condominium Plat (phase 2 of previously approved subdivision plat)

III. OTHER PLANNING & ZONING MATTERS

none

IV. PLANNING & ZONING RELATED LEGISLATION / COURT DECISIONS

none

Deputy Clerk

From: Appleton Legals <legals@postcrescent.com>
Sent: Wednesday, September 3, 2025 11:06 AM
To: Deputy Clerk; jeffs@communityplanningandconsulting.com
Subject: Thank you for placing your order with us.

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Appleton Post Crescent's online Classifieds [HERE](#) to place your legal notices in the future.

Deadlines vary by publication, changes and/or cancellations may not be honored due to deadline restrictions.

Notes

Hello Dana,

As requested, your ad is set to run in the Appleton Post Crescent on September 23 & 30, 2025. The order cost is \$241.70 which includes an affidavit, that will be mailed to you 7-10 business days after the last day of the ad printing. Please reply by 10am CST on Friday, September 19, 2025 with any changes.

Your notice is scheduled to run per your request and will publish unless you reply to this email requesting changes or to cancel.

Our invoicing is done on a monthly basis. You will receive an invoice for this ad after the close of the month.

All orders are subject to a non-refundable 3.99% service fee. As an incentive for customers, we provide a discount off the order cost equal to the 3.99% service fee if you pay by ACH. Pay by ACH and Save! Final order cost provided at time of payment and via a receipt.

Job Details

Order Number:
LWIX0364445
Classification:
Govt Public Notices
Package:
General Package
Additional Options:
1 Affidavit \$1.00
Total payment:
\$241.70

Account Details

Town Of Freedom Outagamie Cty
Po Box 1007
Freedom, WI □ 54131-1007
920-788-4548
jandersen@townoffreedom.org
Town Of Freedom Outagamie Cty

Schedule for ad number LWIX03644450

Tue Sep 23, 2025
Appleton Post Crescent
All Zones
Tue Sep 30, 2025
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**NOTICE OF PUBLIC HEARING
TOWN OF FREEDOM
OUTAGAMIE COUNTY WISCONSIN**

**AMENDMENTS TO TOWN
SUBDIVISION ORDINANCE**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Commissioners of the Plan Commission of the Town of Freedom, Outagamie Wisconsin, on **Wednesday, October 8, 2025, at 5:15 p.m.** at the Freedom Town Hall, W2004 County Highway S, Freedom at which time the Town Board will hear public comments on proposed text amendments to Chapter 18: Land Division Regulations of the Town of Freedom Municipal Code.

Chapter 18: Land Division Regulations regulates and controls the division of land in order to promote the public health, safety, morals, prosperity, aesthetics, and the general welfare of the Town. Proposed amendments to Chapter 18 include the following:

- Amending Section 18-005 to read as follows: *'Interpretation. In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.'* **Where conflicts or ambiguities exist between specific requirements or standards in this Chapter, the more restrictive of the**