

**Approved: 11-10-21**  
**PLAN COMMISSION MEETING**  
**WEDNESDAY, OCTOBER 13, 2021**  
**5:30 P.M.**  
**FREEDOM TOWN HALL**  
**W2004 COUNTY RD S**

1. CALL TO ORDER, ROLL CALL, PLEDGE  
Meeting called to order by Chairman Brandon Conrad at 5:30 p.m.  
Commissioners present: Dan Reinke, Darin Tiedt, Henry McKenna, Mark Dollevoet, and Ron Mashlan, and Chris Evers.  
Also present: Deputy Clerk/Treasurer Billie Jo De Jong and Jeff Kussow, Cedar Corporation.  
  
Pledge Recited
  
2. VERIFICATION OF POSTING & ADOPT AGENDA  
Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 7<sup>th</sup> day of October 2021 at 2:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart, and Shop & Save Mart/ Halesi, LLC.  
***Motion by Commissioner Tiedt with second by Commissioner McKenna to approve the agenda as posted. Vote: 7 Yes 0 No MC***
  
3. CONSIDERATION OF MINUTES FOR THE SEPTEMBER 8, 2021, MEETING  
***Motion by Commissioner Tiedt with second by Commissioner McKenna to approve the minutes of the September 8, 2021, meeting. Vote: 7 Yes 0 No MC***
  
4. CORRESPONDENCE:
  - A. LETTER TO ST. PETER'S LUTHERAN CHURCH/SCHOOL DATED SEPTEMBER 14, 2021, REGARDING PROPOSED ADDITION  
***Jeff Kussow, Cedar Corporation, informed the Commission that he sent a letter dated September 14, 2021, to St. Peter's Lutheran Church/School about the proposed addition. He stated that he has not heard back from St. Peter's Lutheran Church/School in response to the letter.***
  
5. DISCUSSION ON PROPOSED LAND DIVISION OF PIN 090-0366-06 (MCHUGH RD) AND FUTURE STREET IDENTIFIED ON THE TOWN'S OFFICIAL MAP  
***Jeff Kussow, Cedar Corporation explained that Kevin Bowers is proposing to divide PIN 090-0366-06, located in the southeast corner of the McHugh Rd./CTH S intersection, into 3 lots via Certified Survey Map. The purpose of the proposed land division is for the construction of 3 duplexes on the subject property. Per the Town's current Official Map, a future road is mapped along the southern lot line of the subject property, aligning with Vandenberg St. to the west of McHugh Rd. At the September Plan Commission meeting, the Commission determined that the future road segment shown on the current Official Map through the subject property should remain as is. After additional research, it was found that the existing access from CTH S to the property adjacent to the east (PIN 090-0366-03) was approved by Outagamie County for a***

*public street/road in 2001. Therefore, a future public road from this approved access would be allowed. Kevin Bowers and Mark Vosters are requesting that the future road shown on the Town's current Official Map be eliminated from going through the Bowers property (PIN 090-0366-06) and reconfigured using the existing approved access from CTH S. The Plan Commission decided to eliminate the future road through the Bowers property (PIN 090-0366-06) as requested by the property owner and builder, and alternatively show future road to access to CTH S via the existing access from CTH S to the property adjacent to the east (PIN 090-0366-03).*

**Vote: 7 Yes 0 No MC**

6. DISCUSSION AND POSSIBLE ACTION ON AMENDING THE TOWN COMPREHENSIVE PLAN FUTURE LAND USE MAP AND OFFICIAL MAP REGARDING FUTURE ROADS/STREETS

*Jeff Kussow explained the changes made to the future roads maps discussed at the previous meeting. The Commission discussed the changes made and recommended to changes to future road layouts east of McHugh Rd. and south of CTH S. The next step would be to make those necessary changes and bring the updated Future Road Map to the Town Board Meeting on October 27<sup>th</sup>, 2021, to get their approval to move forward with the Official Map and Comprehensive Plan amendment processes.*

7. CEDAR CORPORATION PLANNING/CODE ENFORCEMENT SERVICES CONTRACT EXPIRATION

Brandon Conrad brought up a discussion about the decision the Town Board made to end the service contract with Cedar Corporation. He thought it was important to hear from the Planning Commission regarding this decision. He was very offended that the Town Board had made the decision they had because he has been working closely with Cedar Corporation and felt they were doing a great job. Chris Evers brought up the fact that Cedar Corporation enforces developers and individuals to follow the Town of Freedom Ordinances which doesn't always make people happy. Mark Dollevoet stated that Cedar Corporation is valuable because of the vision they have moving forward. The Plan Commission believes it should be a long-term relationship and any issues they are having should be discussed with Cedar Corporation.

8. OTHER PROJECT UPDATES/TIMELINES

- a. INDUSTRIAL PARK EXPANSION CONCEPT PLAN - **NONE**
- b. SCHMIDT PROPERTY RESIDENTIAL DEVELOPMENT CONCEPT PLAN – **Brandon Conrad stated that the Town is making progress in moving this development forward.**
- c. OTHERS - **NONE**

9. BUILDING PERMITS - as provided in packets (see attached).

10. SANITARY DISTRICT REPORT – Water Tower is still progressing but taking longer than originally expected. The completion date was supposed to be September 15, 2021. From that date on there were liquidated damages of \$ 800.00 a day. Currently, AT & T is not able to get their coral back up because the contractor they chose are not able to complete the job which is causing issues with moving forward. The company who designed the coral negotiated a deal with AT&T that they will have the coral put up by Friday, October 15, 2021. AT & T has paid the Sanitary District \$85,000 for that change order. The painting should take 21 days after they resume and hopefully be completed by the end of the month. They are in a rush to get this all done because their large well is only working at 80 percent capacity and the cold weather that is moving in. When the Sanitary District has a chance, they are going to replace the pump and piping on that

large well when they get the tower back. The sewer line being replace on Ludwig Street is now in progress and proceeding accordingly.

11. FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held Wednesday, November 10, 2021, at 5:30 p.m.

12. ADJOURN

***Motion by Comm. Dollevoet with second by Comm. Mashlan to adjourn at 6:43 p.m. Vote: 7 Yes 0 No MC***

Colleen M. Laha  
Clerk/Treasurer