

Approved 6/8/2022
Plan Commission Meeting Minutes
Wednesday, May 11, 2022
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, Ron Mashlan, Chris Evers and Mark Dollevoet.
Also Present: Jennifer Andersen, Deputy 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 5th day of May, 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 McKenna with a second by Commissioner Dollevoet to approve the agenda.
Vote: 7 Yes 0 No Motion Carried
3. CONSIDERATION OF MINUTES FOR THE APRIL 13, 2022 PLAN COMMISSION MEETINGS –
Motion by Commissioner Tiedt with a second by Commissioner Evers to approve the minutes from April 13, 2022 Meeting.
Vote: 7 Yes 0 No Motion Carried
4. CORRESPONDENCE:
Jeff Kussow, Cedar Corporation, informed the Plan Commission that there is correspondence from Outagamie County regarding addressing and road name changes on Sharon Rose Court resulting from the proposed Country Fields subdivision and the extension of Schmidt Rd. to Sharon Rose Court. Jeff Kussow suggested that the Commission discuss the letter later in the meeting during agenda item 8A.
5. CONCEPT PLAN APPLICATION REVIEW/DISCUSSION FOR PROPOSED CONTRACTOR SHOP CONDOS; TAYLOR VANDEWETTERING ON BEHALF OF FIELD OF SCENES LLC; N3732 UNI DRIVE; PIN 090-0381-00 –
Jeff Kussow, Cedar Corporation, presented the concept plan to redevelop the Field of Scenes property in phases to building trades contractor shop condos. Jeff Kussow explained that the proposed development will need a comprehensive plan/future land use map amendment, rezoning, and site plan review/approval, and that the applicants are looking for the Town's input prior to proceeding with formal application submittals. Plan Commission was in general support of the redevelopment proposal. Plan Commission thought the phased idea was smart, that the buildings looked good, and appreciated the applicant going through concept plan review prior to moving forward.
6. CONSIDERATION AND RECOMMENDATION ON PROPOSED AMENDMENTS TO TOWN OF FREEDOM OFFICIAL MAP, AMENDING THE LOCATION OF "FUTURE STREETS" IN SECTIONS 1, 2, 10, 11, 14, 15, 21, 22, AND 23 IN THE TOWN OF FREEDOM –
Jeff Kussow, Cedar Corporation, presented the current 1995 Town Official Map and proposed amendments to the Official Map. Jeff Kussow also provided the Plan Commission written/email correspondence the Town received regarding proposed amendments in Sections 15 and 21. Plan Commission allowed for public comment as described below.

SECTION 1 & 2 - Owner of PIN 090000703 stated he owns 46 acres, has lived there for 17 years, does not want to develop the land, and wants the future road removed. Plan Commission agreed to recommend removing the future road through PIN 090000703. Plan Commission recommended approval of the proposed amendments to Sections 1 and 2 subject to removal of the future road through PIN 090000703, resulting in no future roads mapped in Sections 1 and 2.

Commissioner Dollevoet departed meeting at 6:29 p.m.

SECTION 10 - Owner of PIN 090026401 stated he would like no changes to Section 10 of the Town Official Map. The Commission and property owner discussed future road access to STH 55, which is regulated by the Wisconsin Dept. of Transportation, and future development of this parcel. Plan Commission recommended that no changes be made to Section 10 of the Official Map and that the proposed amendments to Section 10 be denied.

SECTION 11 - No comments. Plan Commission recommended approval of the proposed amendments to Section 11 as proposed.

SECTION 14 - No comments. Plan Commission recommended approval of the proposed amendments to Section 14 as proposed.

SECTION 15 - Jeff Kussow, Cedar Corporation, informed the Plan Commission he received an email from an owner of PIN 090039500 stating that they were against a road being put through this property. Multiple owners of PIN 090039500 were also present at the meeting stating the same issue. After discussion, the Plan Commission agreed to recommend removing the future road through PIN 090039500. Plan Commission recommended approval of the proposed amendments to Section 15 subject to removal of the future road through PIN 090039500.

SECTION 21 - Affected property owners stated that they were in opposition of the future road connecting CTH N and CTH E. After discussion, the Plan Commission agreed to recommend removing the future road connecting CTH E and CTH N. The Plan Commission recommended approval of the proposed amendments to Section 21 subject to removal of the future road connecting CTH E and CTH N, resulting in no future roads mapped in Section 21.

SECTION 22 - Jeff Kussow, Cedar Corporation, informed the Plan Commission he received an email from the owner of PIN 090061400 stating that they would prefer the future road segment within this parcel to be reconfigured to create a 90-degree angle connecting the future road segments to the west and north of this parcel. Plan Commission agreed to recommend reconfiguring the future road within PIN 090061400 as requested. The Plan Commission recommended approval of the proposed amendments to Section 22 subject to reconfiguring the future road within PIN 090061400 to create a 90-degree angle connecting the future road segments to the west and north of this parcel.

SECTION 23 - Owner of PIN 090065001 was present and is fine with the proposed amendments. Plan Commission recommended approval of the proposed amendments to Section 23 as proposed.

SECTION 28 - See affected property owners' comments for Section 21 above. Plan Commission recommended that no changes be made to Section 28 of the Official Map and that the proposed amendments to Section 28 be denied.

Motion by Commissioner Evers with a second by Commissioner Reinke to recommend approval of the proposed amendments to the Town Official Map, subject to the modifications discussed and agreed upon at tonight's meeting (described above).

Vote: 6 Yes 0 No Motion Carried

7. DISCUSSION AND POSSIBLE RECOMMENDATION ON ADOPTION OF TOWN OF FREEDOM OPEN SPACE AND RECREATION PLAN 2022 – 2026 –
Item was tabled. Jeff Kussow, Cedar Corporation, requested the Plan Commission to read the Plan prior to the June Plan Commission Meeting. Staff will be seeking a recommendation to adopt the Plan at the June Plan Commission meeting.
8. OTHER PROJECT UPDATES/TIMELINES
- A. COUNTRY FIELDS SUBDIVISION –
Jeff Kussow, Cedar Corporation, informed the Plan Commission that the Town received a letter from Outagamie County regarding the re-naming and re-addressing of a portion of Sharon Rose Court. Jeff Kussow explained that the County provided two options to resolve the road name and addressing issues and is requesting the Town’s input/recommendation on the Town’s preferred option.
OPTION 1 – Rename the portion of Sharon Rose Court that is between the proposed Country Fields Plat and where the road terminates at Parcel # 090061504, to Schmidt Road. Nine Properties will receive a new street name, seven of those will retain their address assignment.
OPTION 2 – Phased implementation, driven by development to west and east.
Phase 1 (2022) – Triggered by platting of Country Field Estates
- **Rename a portion of Sharon Rose Court between Country Fields and intersection of Sharon Rose Court (N/S portion). Three properties will receive a new road name.**
 - **No address reassignments are required during Phase 1.**
- Phase 2 (Future) – Most likely to be triggered at such time Parcel # 090061504 (east of Garden Estates Plat) is developed and a road aligning with Schmidt Rd and E/W Sharon Rose is extended eastward. At such time the remaining properties of E/W Sharon Rose Court would be renamed and non-compliant with address numbers and directional prefixes would be reassigned. Outagamie County reserves the right to bring the road name and remaining addresses into compliance at any time.**
- Motion by Commissioner Tiedt with a second by Commissioner McKenna to recommend Option #1 as the Town’s preferred option.**
Vote: 6 Yes 0 No Motion Carried
- B. COMPREHENSIVE PLAN AMENDMENTS –
Jeff Kussow, Cedar Corporation, stated he will be working on comprehensive plan amendments to support the proposed VFW Memorial Park expansion.
- C. INDUSTRIAL PARK EXPANSION – No updates.
- D. OTHERS -
Commissioner Tiedt requested that the Intergovernmental Boundary Agreement with the City of Appleton be on the June Plan Commission meeting agenda.
Jeff Kussow, Cedar Corporation, informed the Plan Commission that Jerry Van Lanen has submitted a new Site Plan Application and development proposal for PIN 090062003 that will be on the June Plan Commission meeting agenda.
9. BUILDING PERMITS –
Report is in packets.
10. SANITARY DISTRICT REPORT –
Commissioner Evers stated Bell Court and Elk Lane is approved and ready for reconstruction, should start in June.
11. FUTURE MEETING SCHEDULE –
Chairperson Conrad stated the next meeting will be June 8, 2022 at 5:30 p.m.

12. ADJOURN –

Motion made by Commissioner Reinke with a second by Commissioner Mashlan to adjourn at 7:41 p.m.

Vote: 6 Yes 0 No Motion Carried

Respectfully Submitted,

Jennifer Andersen, Deputy Clerk/Treasurer