

TOWN OF ARLINGTON
Planning Commission Meeting
November 10, 2021, at 6:00pm

Chair Marvin Manke called the Planning Commission to order at 5:59p.m., with all commission members present.

Guests present were Rob Roth & Ed Kallas with RPS, Paul Johnson, Carl Ruedebusch, David Hull, Wade Wyse, Mike Biddick, Pam Chizek, Joe Prochot, Steve Hefel, James Grothman, Brad Madigan, Ellen Pulver, Thomas Brown, Dan Richards & John R. Stevenson. Clerk Struck read the minutes of the September 8, 2021, meeting. MSC Walz/Severson to approve the minutes with noted corrections.

Carl Ruedebusch, David Hull & Wade Wyse, on behalf of BT&T, presented final plans & designs to address water run off issues from their construction on the lot. Wade Wyse proceeded to outline the new water run-off implementations BT&T LLC has made since the public hearing. BT&T LLC also revised their planting plan, prepared at the request of the county. Rob Roth reviewed the multiple steps BT&T LLC has taken to reduce water run-off. BT&T LLC also eliminated the driveway plans, to the east of the lot, at this time. Rob Roth still has some concerns on the west driveway, shared with Big Gain. Carl Ruedebusch, commented that the existing driveway within the easement area will be paved. Rob Roth & Nate Moll requested the driveway to be at least 30ft. wide with edges marked, a line down the middle & "No Parking" markings be added. BT&T LLC also added a fenced in space for trash & recycling on site. The county also approved changes to the Comprehensive plan, at their zoning meeting on Nov. 2, 2021.

1.Since there were no more questions or comments, Chairman Manke asked for motions to approve or deny the request from BT&T LLC for a two lot Certified Survey map for Parcel#318.A at the Northeast Intersection of Interstate Hwy 90/94 & State Hwy 60.

MSC Severson/Mulcahay to approve the CSM with the condition that the developer execute a stormwater maintenance agreement in favor of the Town and with a waiver of the requirements of Chapter 10 of the Town Code from the Town to allow access to Lot One of the CSM by shared driveway. Approved by 7/0 vote.

2.Chairman Manke asked for motions to approve or deny the request from BT&T LLC for a rezoning of part for Parcel#318.A (Lot 2 of the proposed CSM) at the Northeast Intersection of Interstate Hwy 90/94 & State Hwy 60 from Agricultural to Highway Interchange

MSC Walz/Mulcahay to approve the rezone of lot 2 to C-3, with the requirement that the applicant execute a covenant and restriction to prohibit future development. Approved by 6/1 vote.

3. Chairman Manke asked for motions to approve or deny the request from BT&T LLC for a Conditional Use Permit for Parcel#318.A (Lot One) at the Northeast Intersection of Interstate Hwy 90/94 & State Hwy 60

MSC Walz/Mulcahay to approve the request for a Conditional Use permit for Lot One with the following conditions;

- All light manufacturing activities to be conducted entirely indoors
- No exterior storage of any kind
- Exterior lighting to be submitted to the Town upon confirmation of meeting Columbia County Ordinance Section 12.140.07
- Exterior parking of transient vehicles used in day-to-day operations is allowed in the locations shown on the approved Site Plan. No exterior parking/storage of vehicles for longer than 30 days is allowed
- Trash & Recycling, where located and how handled
 - This was added to the presented Site Plan
- Condition to ensure there is suitable, continuous, obstruction-free and maintained access way to site through Big Gain property in perpetuity.
 - the driveway to be at least 30ft. wide with edges marked, a line down the middle & “No Parking” markings be added.
- Adherence to the Restrictive Covenants as presented by the Town Attorney
- Adherence to the Storm Water Maintenance Agreement as presented by the Town Attorney.
- The Site shall be developed in accordance with the approved site plan. Any amendments to the approved site plan, and defined by a building modification equal or greater than 25% of the existing approved square footage, shall be reviewed and approved by the Town Board & Planning Commission.
- Signage shall comply with section 12.145 of the Columbia County Zoning Ordinance.

Approved by 7/0 Vote.

Ellen Pulver, with the Columbia County UTV/ATV Enthusiasts, presented information on which town roads they would like to have UTV/ATV routes on. She also provided handouts of the WI DNRs “ATV Route Guidelines & Suggestions” and “Wisconsin Recreational Vehicle Safety Education & Enforcement” pamphlets to the commission. Ellen was also able to answer a few questions the board had regarding safety requirements for the ATV/UTVs, and that they were set by the state. The club will be meeting with county on Friday, Nov. 12th, 2021, to discuss the county roads the club would like access to. Luke Walz asked, who covers the cost of signage? Ellen said that the Club could help with funds. He also asked, who will enforce the laws? Ellen replied that any State Patrol, Sheriff, Deputy, DNR could enforce the laws.

MSC Walz/Severson motion to have a public hearing for ATV/UTV on Town Roads. None opposed.

Public Hearing was set for December 9, 2021, at 6:30pm.

MSC Ringelstetter/Moll to adjourn the meeting at 7:06pm.

Becky Struck, Clerk