

TOWN OF ARLINGTON  
Public Hearing & Planning Commission Meeting  
September 8, 2021, at 6:00pm

Chair Marvin Manke called the Public Hearing to order at 6:00p.m., with all commission members present, except Mike Manke. Guests present were Rob Roth & Ed Kallas with RPS, Paul Johnson, Robert Clack, Carl Ruedebusch, David Hull, James Grothman, Brad Madigan, Tony Madigan, Robin Loger, David Dolphin, John A. Stevenson, Thomas Brown, Elizabeth Brown, Dan Richards, Dorothy Richards & John R. Stevenson.

Carl Ruedebusch, David Hull, and Robert Clack gave an overview of their request for Rezoning & a Conditional Use Permit for Parcel#318.A, 38 acres, at the Northeast Intersection of Interstate Hwy 90/94 & State Hwy 60.

Currently 7.79 acres of the parcel are zoned C-3 Highway Interchange, with the remaining 30.21 acres zoned A-1 Agriculture. They only need the 7.79 acres for the building. BT&T LLC is also requesting to have the remaining 30.21 acres rezoned to C-3 Highway Interchange.

The Conditional Use Permit would be to build a 75,000sq.ft. metal building for light manufacturing & shipping. There could be 20-30 employees at the facility. Robert Clack did mention the possibly that they may add employees/shifts to the facility, or even grow the facility itself. BT&T would need to obtain a new Conditional Use Permit if they wanted to add on to the building. BT&T LLC also presented plans for storm water management, retention pond, and parking on eastside of property.

Currently there is a written easement with Big Gain, to use the land to the west of Big Gain as driveway access to the future BT&T LLC building. Carl Ruedebusch, of Ruedebusch Development & Construction also presented rough plans for a driveway access, to the east of Big Gain, to Schutz Road.

There were many concerns from residents, of the water runoff and drainage problems that already exist on Schutz Road, and how the new building could add to the water runoff issues. Currently all the water from the parcel runs to the southeast corner of the property, and onto the Thompson property across Schutz Road.

Chairman Manke called the Public Hearing to a close.

Chair Marvin Manke called the Plan Commission meeting to order at 6:56p.m., with all commission members present. Guests in attendance were the same as the public hearing. MSC Moll/Severson to dispense with the reading of the prior minutes.

Paul Johnson outlined the steps the Commission could take:

1. Make recommendation to the board tonight on Rezoning
2. Review the conditions for the CUP, and make recommendations
3. Take more time to discuss, and reconvene the Planning Commission meeting to a later date

Chairman Manke asked for comments from the commission members. Luke Walz commented that clearly there are water runoff issues in the area currently already, that those issues needed to be addressed prior to BT&T building. Robert Clack has owned property for a long time, and he wants to correct the zoning issues, prior to building on the property. There are no homes

close to the area, so it would make sense to make allow for manufacturing in this area. Clack Corp. is a viable company and would provide jobs to the area.

Dan Mulcahy agreed with the comments Luke Walz made and added that the water runoff needs to be corrected before going forward. He also voiced his concern that the west side would be dangerous for all the truck traffic to BT&T LLC & Big Gain.

Carl Ruedebusch, said that the west driveway will be paved to the new building, and that Big Gain may need to change their parking patterns for BT&T LLC to use the road.

MSC Ringelstetter/Walz to table this discussion for October 13, 2021, at 6:30pm, with the Board Meeting to follow.

MSC Moll/Ringelstetter to adjourn the meeting at 7:25pm.

Becky Struck, Clerk