

TOWN OF ARLINGTON
Planning Commission Meeting at 7:00
September 3, 2025

DRAFT - NOT APPROVED BY PLANNING COMMISSION

Planning Commission Meeting

Chair Ryan Ringelstetter called the Planning Commission to order at 7:02pm, with all commission members present.

Guests present Rob Roth with Roth Professional Services, Paul Johnson Town Attorney, Andy Skwor, Randy Winch, Brian Meinholz, Mark Wickham, Jim Han, Allison Hahn, Eric Landover, Sheri Meinholz, Craig Meinholz, Austin Meinholz, Rose Leckwee, Tom Leckwee, Tom Manke, Sue Deuth, Jan Haupt, Randy Karause, Nancy Peerenboom, Carol Stior, Jim Hahn, Cindy Rowe, Dan Rowe, Nate Phillips, Andrea Klahn.

MSC Walz/Mulcahy to approve with the reading of July 9, 2025, meeting minutes.

MSA reached out to the AFD Chief to see if there were any concerns on the driveways, and if the stormwater could be used for a dry hydrant. Chief didn't have any concerns for apparatus movement, or water usage. AFD asked if they would allow the water on site be used for other location fires in the area?? BSD asked how often they may need to use their water for offsite?? Chief said details would need to be worked out on. Covered manure does give him concerned safety issues. Training onsite may be needed to make sure they are prepared for that type of accident.

Not currently applying for stormwater application. Combining parcels into 1 CSM. We are the first step of permitting they need to go thru, after this step. Updated site layouts.

Hear the revised/updated from Blue Star Dairy's proposed livestock siting application on Parcel 390.1 (1399 CTH Q). The application includes supporting documentation to increase from 1,218 lactating & dry cows to 3,520 proposed, with an additional 2,200 heifers and 600 calves proposed (6320 total). This equates to a total of 6,868 animal units according to the unit values provided by DATCP. Please note, this application includes a request for variance to modify the proposed setbacks from 200' (required) to 45' (proposed) on the western property line, and 90' (proposed) on the northern property line, to accommodate the livestock expansion.

Reviewed the supplemental update to the application.

Nate felt road traffic was clarified.

Luke Walz asked about the percentage of increase of hauling on HWY Q. Brian said they should remain the same as currently.

Paul Johnson said the board could waive the public hearing for CSM, since we have had a hearing already, but the CSM still must go thru Planning Commission & town board.

Variance (has been changed) is needed for the barns to be in line, for the 185ft. northside and the 80ft. westside **Variance reasoning; location of existing buildings, and property line adjustments are not possible.**

Luke Walz asked about the water runoff issues into water shed with proposal 10-15% can't be controlled be east, leaving south in existing ditch to Yahara tributary. Majority of water will be captured at least 2 locations and treated as wastewater. Storm water pond waste onsite.

MSC Mulcahy/Walz recommends approval of the variance as requested. 6 yea, 1 nay

MSC Walz/Severson recommend expansion of the livestock license as requested, conditioned upon acquiring permits from DNR, County, DATCP, Town & County stormwater & runoff application and pending CSM. 7 yea, 0 nay

MSC Moll/Mulcahy to adjourn the meeting at 8:34pm.

Becky Struck, Clerk