

TOWN OF ARLINGTON  
Planning Commission Meeting at 7:00  
November 9, 2023

Chair Marvin Manke called the Planning Commission to order at 7:00pm, with all commission members present, except Brett Severson.

Guests present Ed Kallas with Roth Professional Services, Cindy & Bob Schumacher, Rich Burhop, Steve Hunter, Sharon & Richard Hunt, Tyler Bergstrom, Kyle Beld, Steve Schulz, and Stephen Saager.

Chairman Manke to forgo with the reading of the May 25, 2022 meeting minutes.

**Beld Public Hearing**

Tyler Bergstrom with Bergstrom Land Surveying, LLC presented the request from Kyle Beld to create a two-lot Certified Survey Map for tax parcel 122.D currently zoned A-1 Agriculture with a site address of W9327 Aldercate Dr., Arlington, WI 53911. The CSM proposes to create a new 2.72-acre Lot 1 to be rezoned R-1 Single-Family Residence to allow for the construction of a single-family residence with Lot 2 consisting of 2.28-acres to remain zoned R-1 Single-Family Residence. No plans at all currently build a home on Lot 2. The current temporary driveway needs to be removed, due to the plastic culvert. The plastic culvert does not meet the town ordinance, needs to be steel or cement.

Ed Kallas presented the Roth Professional services review:

1. Environmental Assessment – endangered species possible in the future, highly erodible sands in the area, so it needs to be considered in the future.
2. The temporary driveway removed, and permanent driveway installed on Aldercate Dr. and be finalized with the inspector and be noted on the plat.
3. Preliminary septic work laid out on Lot 2
4. Drainage on Lot 1 goes across Lot 2, blanket easement for drainage plan added to Lot 2

**Beld Commission Meeting**

MSC Walz/Ringlelsetter to approve request from Kyle Beld to create a two-lot Certified Survey Map for tax parcel 122.D currently zoned A-1 Agriculture with a site address of W9327 Aldercate Dr., Arlington, WI 53911. The CSM proposes to create a new 2.72-acre Lot 1 to be rezoned R-1 Single-Family Residence to allow for the construction of a single-family residence with Lot 2 consisting of 2.28-acres to remain zoned R-1 Single-Family Residence. Contingent on the temporary driveway on Lot 1 removed, a permanent driveway to be installed off Aldercate Dr, and the drainage easement in place prior to construction on lot 2.

6, 1 vote

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**Schulz Public Hearing**

Steve Schulz presented the request from William & Mary Schultz Rev Trust to create a two-lot Certified Survey Map for tax parcel 636 & 481 currently zoned A-1 Agriculture with a site address of W8089 Cty Hwy K/N874 WIBU Rd Arlington, WI 53911. The CSM proposes to create a new 2.45-acre Lot 1 to be rezoned RR-1 Rural Residence to allow for the construction of a single family residence, 1.8-acre Lot 2 to be rezoned RR-1 Rural Residence to allow for the construction of a single family residence, and Lot 3 consisting of remaining 35.75 acres & 30-acres of 481 to be zoned A-4 Agriculture Overlay applied to restrict any additional single family development on the 36.75 acres.

Possible to move the ag driveway to a field driveway, but the owner would rather get an easement. The easement will be conditional to the approval of the rezoning. The houses are already on separate septic, but they share a well.

**Ed Kallas Review**

1. 2 lots are already currently developed, and the remaining lot to be agriculture.
2. RR1 no limitations
3. Variance for the second driveway, easement along the south line lot 2 for access to lot 3
4. Declaration & covenant for the overlay presented by Paul Johnson

**Schulz Commission Meeting**

MSC Walz/Mulcahy to approve the request from William & Mary Schultz Rev Trust to create a two-lot Certified Survey Map for tax parcel 636 & 481 currently zoned A-1 Agriculture with a site address of W8089 Cty Hwy K/N874 WIBU Rd Arlington, WI 53911. The CSM proposes to create a new 2.45-acre Lot 1 to be rezoned RR-1 Rural Residence to allow for the construction of a single family residence, 1.8-acre Lot 2 to be rezoned RR-1 Rural Residence to allow for the construction of a single family residence, and Lot 3 consisting of remaining 35.75 acres & 30-acres of 481 to be zoned A-4 Agriculture Overlay applied to restrict any additional single family development on the 36.75 acres. Conditional on the easement from Lot 2 to access Lot 3.

7, 0 vote

MSC Ringlestetter/Moll to adjourn the meeting at 8:08pm.

Becky Struck, Clerk