

TOWN OF ARLINGTON
Planning Commission Meeting
7:00pm, August 11, 2021

Chair Marvin Manke called the Plan Commission meeting to order at 7:00p.m., with all commission members present, except Luke Walz. Guests present were Rob Roth & Ed Kallas with RPS, Carl Ruedebusch, David Hull, Andy Currie, James Grothman, Brad Madigan, Dan Richards & Joe Currie. Chairman Manke asked to forgo with the reading of the January 21, 2021 meeting.

Preliminary consultation of a request from Theodore & Cheryl Manning was postponed to a later date, due to survey changes.

The commission heard details on the request from BT&T LLC for a Conditional Use Permit for Parcel#318.A at the Northeast Intersection of Interstate Hwy 90/94 & State Hwy 60. Carl Ruedebusch, of Ruedebusch Development & Construction, covered the plans of the building they would be building for Clack Corporation on the property. It would be a 75,000sq.ft. metal building to be used for light manufacturing & shipping. The property is currently owned by the Clack Corp. and it is zoned C-3 Highway Interchange District (Commercial & Industrial Base Zoning Districts). They would like the go ahead to build & rezone the property. Current access to the property would be along the interstate, there is an easement that already exists, with plans to add access to the east of Big Gain in the future. Plans for storm water management, retention pond, and parking on eastside of property. Shipping doors will face towards interstate. Current parcel is zoned commercial, but part of the lot to the north is not. Commission would like to have the rezoning completed before approving the Conditional Use Permit.

Jim Grothman, presented on behalf of Brad Madigan, the request to vacate Best Drive. The road was originally planned as access to 9 residential lots (365.01-365.09). The road was never built, and the lots were never built on. Grothman proposed that the road be vacated, and the 9 lots be rezoned into one lot. MSC Brett Severson/Dan Mularchy recommend that the town board approve the vacation of Best Drive, dependent on the 9 lots rezoned into one.

MSC Manke/Moll for Public Hearing for BT&T LLC to be set for September 8, 2021 at 6:00pm, with the Planning Commission meeting to follow. MSC Moll/Ringelstetter to adjourn the meeting at 7:53pm.

Becky Struck, Clerk