

DRAFT MINUTES

TOWN OF PLOVER PLAN COMMISSION

3/5/2026

1. CALL TO ORDER

Bill Sniadajewski called the meeting to order at 6:01PM. Plan Commission members present include Mike Baumann, Bob Slovensky, Jared Feltz, and alternate Chris Brooks. Jim Garbe, Deb Sniadajewski, Chris Murdutt, Rodger Bentley and Zach Marschke were also present.

2. CORRESPONDENCE

There was no correspondence to discuss.

3. PUBLIC COMMENTS

PUBLIC NOTICE: MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE COMMISSION ON SPECIFIC ITEMS MUST REGISTER THEIR REQUESTS AT THIS TIME. AS SET FORTH IN ROBERT'S RULES OF ORDER, SUCH COMMENTS ARE SUBJECT TO THE REASONABLE CONTROL OF THE COMMISSION CHAIRMAN (LIMITED TO TWO MINUTES).

There were no public comments

4. PREVIOUS MEETING MINUTES

The draft minutes from November 21, 2024 meeting were reviewed. Mike B makes motion to approve November 21, 2024 meeting minutes and Bob S seconds. Motion carries 4-0

5. Special Exception Request by ART Mortgage Borrower Propco 2013 LLC (MFG) and Americold Logistics, LLC, Owners, Zach Marschke, Agent for Owner(s), to construct a 324,320 sq.ft. Cold Storage Facility, Truck Load Dock, Rail Spur, and Office Space in the Industrial Zoning District, Town of Plover, Parcel # 030230733-16.05 located at 10953 State Hwy 54 East, Wisconsin Rapids, WI 54494

- a. Representative(s) from Americold and/or Zach Marschke, Agent for Owner(s) may present an overview of their plans and field any questions from the Commission and/or Public.
 - i. Zach M presented Americold's case to expand at the listed parcel
 - ii. Bill S asked about size of the building versus the first time it was approved. Zach M stated it is a bit larger 285k to 324k but is shorter in height.
 - iii. Zach stated the traffic plan is being worked on with the WISDOT
 - iv. Chris Brooks asked if a new fence will be put up around the property

DRAFT MINUTES

TOWN OF PLOVER PLAN COMMISSION

3/5/2026

1. Zach M said Yes – temp fencing will be used during construction then a full fence for security will be installed
- v. Mike B asked about vegetation buffer
 1. Zach M stated most vegetation will be removed during construction and they will save what they can
 2. An 8-10-foot buffer will be planted after construction is complete
- vi. Mike B asked about the orientation of the railway and the side roads on the neighbor's property line
 1. Zach M stated the rendering is out of date and the site plan is the most accurate drawing right now.
 2. Zach M reiterated the 8-10-foot buffer from property line and that long-term landscaping will be added in that buffer.
- vii. Mike B asked about the power lines and any potential easements and if the site will modify the ground in within those easements
 1. Zach stated the easements do not extend on to the property in either area but he will double check.
- viii. Mike B asked about traffic and a project at that intersection with the WISDOT
 1. Once the building site is set the DOT may engage in a project to improve traffic flow in that area. It is ultimately up to the WISDOT.
 2. Zach stated traffic separation will happen south of the railroad.
 3. Zach said they are still working through how the entrances to the site will be laid out.
- ix. Chris Brooks stated the DOT will handle traffic and the state will handle the easements and neither is in scope for the TOP Plan Commission
- x. Chris B also mentioned garbage blowing and site cleanliness as a concern for the TOP and asked that the owner/builder take care of their waste during construction and after.
- xi. Chris B asked for as good of a vegetation buffer as possible for existing land owner.
- b. Chris Murdutt (Portage County Zoning Coordinator) will provide background information and field questions from the Commission and/or Public.
 - i. Chris M provided a background on the site and plans from the county's perspective
 1. The group reviewed Kristen's email
 2. Reviewed history and rezoning of the site
 3. Old building exceeded 100 feet in height so it required a variance

DRAFT MINUTES

TOWN OF PLOVER PLAN COMMISSION

3/5/2026

- a. The new building is not over 100 feet
- 4. Chris M laid out that this type of construction is exactly what is listed in the TOP comp plan as desirable.
- c. Review report from Kristen Johnson (Planner, Portage County) regarding compatibility of land use with Town of Plover Comprehensive Plan.
 - i. Print outs handed and email reviewed
 - ii. TOP has specific comp plan language that promotes this use
- d. Review and discussion of conditions recommended by Portage County Zoning staff.
 - i. Conditions offered – See staff memo from Chris W for more detail
 - 1. Obtain zoning permit
 - 2. Obtain sanitary permit
 - 3. Stormwater plan review
 - 4. Stormwater permit
 - 5. Wooded buffer – 8 to 10 feet
 - 6. Cannot exceed 99 feet
 - 7. Survey map is needed
 - 8. Recommendations made by WISDOT must be followed
 - ii. Mike B asked what happens if the ponds can't go where they are shown
 - 1. Per Chris M the builder is required to meet the state storm water requirements and if necessary the building will be made smaller until the requirements are met
 - iii. Chris B asked about TOP setbacks vs State setbacks surrounding highway 54 for potential expansion.
 - 1. It was discussed that that railroad is between highway 54 and the building and that should alleviate any setback concerns.
 - iv. It was asked if the traffic report factors in the harvest time
 - 1. Zach M stated it does not, it factors in 24/7 operation
- e. Recommendation of approval/denial (which may include conditions) to the Town Board.
 - i. Chris B brings motion to approve and Jared F seconds, motion carries 5-0
 - ii. Town board meeting set for March 18th 6pm
 - iii. BOA meeting set for March 25th 4PM

6. ADJOURNMENT

Mike B makes a motion to adjure at 6:31. Chris B seconds the motion. Motion carries 5-0.