

Town of Arena

PLANNING & ZONING MEETING

January 31, 2022

Committee members present: Mark Hottmann, Cheryl Schmidt, Ingmar Nelson, Wayne Schutte, Rand Schotte. Absent: Cheryl Heck

Others Present: David Lucey, Bill Gauger, Andrea Joo, Adam Giles, Eric Young, Mrs. Wayne Schutte

1. Meeting was called to order by Chairman Hottmann at 6:00pm.
2. Roll Call was taken, all members present except Cheryl Heck.
3. Approval of Current Agenda: Schmidt made motion to approve agenda, Schutte seconded. Agenda approved.
4. Verification of Proper Notice: Notice was posted on the TOA Website, Facebook page, at the Town Hall, and at the Arena Post Office.
5. Approval of Previous Month's meeting minutes: Schmidt made motion to approve, Nelson seconded. Meeting minutes approved.
6. Adam Giles, Rezone of property on the corner of Sweeney Rd and HH. Looking to convert non-conforming property A1 which was under previous restrictions when 40 acres was needed to build in town of Arena. 10.7 acres rezone to AR1. Adjacent to Tracy Halverson property. Adam's father purchased the property in the 1970's. 9.6 acres with right away subtraction. There are two steep bluffs on either side of the property. There is a flat surface that would be buildable near Sweeny Rd. There is an existing driveway off of Cty Rd HH. He would eventually like to build and use the existing driveway which would need to be brought up to code. There is no immediate plan to build. Schmidt made motion to approve rezone from A1 to AR1. Nelson seconded the motion. Mr. Giles is a surveyor and can perform the CSM himself if the county requires a copy since it is only 10 acres. More than likely won't need until he is ready to build. Motion carried. Mr. Giles will come before the Town Board Council next Monday.
7. Eric Young, Building and Driveway Permits, Mellum Road. 21.6 acres. Lucey asked Mr. Young to build as close to the line as possible while keeping the ag land intact. Previous owners rezoned to AR1 before Mr. Young purchased. Nelson made motion to approve the building and

driveway permits. Schmidt seconded. Motion was carried without any further comments. Application handed in and fees paid. Mr. Young will come before the Town Board on Monday February 7th.

8. Jill Hines, Driveway & Building Permits, Land Rezone, Coon Rock Rd. Not present.
9. Public Comments: Mike Hogan spoke before the board about the Hogan Farm property he owns on Coon Rock Rd. 454 acres which is considered Agricultural. He would like to get a building and driveway permit. He will come to the February 28th meeting. Mr. Hogan was advised to have the shared driveway provisions in writing with his family member that also owns the property, and the driveway will need to be up to code. The plans are for two residences on a 40-acre parcel.
10. Schott made motion to adjourn, Schutte seconded. Meeting adjourned.

Town of Arena

PLANNING & ZONING MEETING

Monday, February 28, 2022 at 6:00pm

Town Hall of Arena, 148 US Highway 14

Committee Members Present: Mark Hottmann, Cheryl Schmidt, Ingmar Nelson, Wayne Schutte, Cheryl Heck. Absent: Rand Schott

Others Present: David Lucey, Bill Gauger, Andrea Joo, Joni Johnson-Kropp, Tyler Hanold, Nick Hanold, Stephanie Osborn, Leah Forseth, Evy Halverson, Lauren Forseth, Cole Rasmussen, Linda Schutte, Mike T. Hogan, Chad Sturdevent, Dennis Arneson, Robert Davenport, Jon Joo, Tom Forseth, Ryan Osborn.

- Meeting was called to order by Chairman Mark Hottmann at 6:00pm and Roll Call was taken. All present except Rand Schott.
- Schutte made the motion to approve the current agenda, Schmidt seconded.
- Verification of proper notice was given: Arena Town Hall, Arena Post Office, TOA Facebook & Website.
- Approval of previous month's meeting minutes was made by Schmidt and seconded by Schutte.

- Mike Hogan, Building & Driveway Permits, Hogan Family Property on Coon Rock Road. Mike has an agreement with the Hogan Family signatures for the shared driveway. Schmidt made motion to approve Building and Driveway permits, Schutte seconded and motion was carried. Fees paid and application approved.
- Nick Hanold, Building & Driveway Permits, Peterson Road. Planning on breaking ground in April. Schmidt made motion to approve Building and Driveway permits, Heck seconded. Fees were paid and application approved.
- Tyler Hanold, Building & Driveway Permits Peterson Road. Schmidt made motion to approve Building and Driveway permits, Heck seconded. Fees paid and application approved.
- Dennis Arneson, Rezone 35 acres on Frame Rd from A1 to AR1. Dennis is selling land to Chad Sturdevent, 35.33 acres, and he would like to be able to build on the land at a later time. Nelson made the motion to approve the 35

acres on Frame Rd from A1 to AR1. Heck seconded and the motion carried. Fees were paid and application approved.

- Jon Joo, Building Permit, 6031 Coon Rock Rd. Nelson made the motion to approve the Building permit with the condition that the existing house be torn down within one year of completion of new house. Schultz seconded and motion carried. Fee paid and application approved.
- Leah Forseth, Conditional Use Permit, Demby Rd, formally Nancy Kollat's Farm. Schmidt made motion to approve the conditional use permit, Schutte seconded, and motion carried. Fee was paid and application approved.
- Cole Rasmussen, Land Division and Driveway Discussion with possible permit pertaining to 6333 Highway 14 property.
 - 150 acres will be divided into 4 equal parcels with the current home being one parcel. Cole and brother Brenner will build on two of the parcels. Current house would possibly become employee housing.
 - John Rasmussen owns the land and will need to send a letter of approval that authorizes Cole into dividing the land and getting building and driveway permits.
 - He will also need to provide the board with a CSM.
 - The parcels will each be 5.01 acres and rezoned to AR1 Schmidt made motion to divide the land into four parcels and rezone to AR1 contingent on receiving the letter from John Rasmussen and CSM. Nelson second and motion carried.
- Robert Davenport, 6560 Highway 14, discussion on opening small landscaping and supply business. Land is already zoned B2.
 - 7 acres zoned B2. Plans to remove 400 pines to clear area for supplies, buildings and green houses to be able to grow own landscaping plants. Heck mentioned a Scenic Easement that Davenport will need to research. Davenport is asking for conditional use permit for landscaping business. Heck made motion to approve conditional use retaining to anything needed for landscaping, including but not limited to trees, scrubs, plants, fertilizer, tools, grass seed, etc.
 - May need driveway updated and widened and Davenport stated the lighting coming from the property will be subtle.
 - Davenport will get his business plan in writing and come again before the committee.
- Stephanie & Ryan Osborn, 7773 Knight Hollow Rd, 115 acres, Land use change. Existing house and driveway is already on property- they would like

to build a new house and extend the driveway to the new house. Variance currently states that two or more houses need to be within 300 feet of each other, the Osborn's would like to build the new house 900 feet away from current one. Well and electric is already at new site. Heck made the motion to approve allowing new home building to be farther than 300 feet from existing. Schutte seconded and motion carried.

- Public Comments: No public comments
- Schutte made motion to adjourn, Nelson seconded.

Next meeting will be held March 28th at the new time of 7:00pm.

Submitted by Joni Johnson-Kropp, March 28, 2022

Town of Arena

Planning & Zoning Meeting

March 28, 2022

PZ Committee Members Present: Mark Hottmann, Cheryl Schmidt, Rand Schott, Ingmar Nelson, Cheryl Heck, Wayne Schutte

Others Present: Bill Gauger, Andrea Joo, Abby Steise, Terry Askevold, Donald Sands, Cole Rasmussen

Meeting called to order by Mark Hottmann at 7:00pm and roll call taken.

Schutte made motion to approve current agenda with the removal of Ryan Osborn. Heck seconded motion. Agenda Approved.

Verification of proper notice was given: Town of Arena Hall, Town Website, Town Facebook Page and Arena Post Office

Heck made the motion to approve the previous month's meeting minutes, Nelson seconded. February Minutes approved.

Agenda item #7: Cole Rasmussen. The CSM of his Lot 1, the farthest west, close to the motel, has been provided to the County. He will need a driveway permit to extend the current driveway. He has provided his driveway and building permit to the Committee at last month's meeting. Heck motioned to approve the driveway and building permit contingent on him providing a copy of the CSM to the board. Nelson 2nd. Motion carried.

Agenda item #8: Abby Stelse with Terry Askevold, regarding the non-conforming 9 acre lot on Demby Road. Stelse and partner have an accepted offer on the property contingent on it being buildable. Joo read a note from the County that since it was zoned AR-1 in 1993, it is residential (especially since the plan was redone in 2005). It will be a couple of years before they build. The Committee said they can do a "field" road until they build. They will apply for building and driveway permits at a later date.

Public comment: A visiting realtor, Donald Sands, remarked that of all the meetings he's attended, this was the best run meeting and discussion.

Discussion of committee on the Conservancy overlay and the density plan put on next month's agenda.

Adjourn, Schott, Schutte.

Submitted by Joni Johnson-Kropp, Clerk, with notes from Cheryl Schmidt

Town of Arena
Planning & Zoning Committee

April 25, 2022

Committee Members Present: Mark Hottmann, Ingmar Nelson, Wayne Schutte, Rand Schott. Absent: Cheryl Schultz, Cheryl Heck

Others Present: Dave Lucey, Andrea Joo, Bill Gauger, Mary Pittman, John Pitman, Roger Emerson, Scott Godfrey, Steve Harrington, Jon Joo, James Brodzeller, John Halverson, David Andrews

- Meeting called to order at 7:00pm and Roll Call was done.
- Approval of current agenda motion made by Schotte, seconded by Nelson.
- Verification of proper notice was made. Notice of meeting was on the TOA Facebook page, TOA website, Arena Post Office and Town Hall board.
- Mary Pittman, Rezone AB1 & C1 on 6415 County Road H. Mill creek cheese – it is a separate lot from the factory that leads to wastewater. The land not part of the wastewater will be conservancy. Currently zoned A1. Land on north side and south side of H. 18 acres. Rezone so it can be used with the factory. Not contiguous with his other land. AB zoning does not allow a home to be built on it unless it is used as a conditional use lot. If it is for wastewater spread associated with the cheese factory, Pittman's will need a conditional use. Conservancy is the rest of the land north. CSM will be turned in for the county by Friday. Town Board will have a copy for Monday. Hottmann suggested making a recommendation for conditional use since it is not on the agenda. Land is all currently Ag1. Would like to be rezoned for wastewater disposal. Schutte made motion for property to be rezoned from Ag1 to AB1 and C1. Schotte seconded. All in favor. Motion carried.
- Conditional Use is recommended by the Committee to the Town Board to review at the next Town Board meeting on Monday, May 2nd. Pittman's will return next Monday to go before the Town Board.
- James Brodzeller, 31 acres on Coon Rock Rd., selling to neighbors. Retaining 9 acres which will be rezoned to AR1. AR1 rezone. Overlay so it's tracked with the county. Land division 40 acres to 9. Schott moved to approve the land division and AR1. 31 acres zoned as Ag1. Land Division. 9 acres AR1. 31 acres Ag1. Home will be built 10 feet off the wood line.

- Roger Emerson, Sweeney Rd. Discussion about property. There's a sliver of land that he bought from Vern Halverson. There was a restriction on the land but was removed. Wondering what the C means on the property taxes. Just a part of the parcel number. He does hold the deed that does have the restriction removed.
- 80 acres, 80 acres Emerson, 40 acres. Land swap with the neighbors with restriction to not be used as a residential driveway. Scott Godfrey suggested for Emerson to consolidate by deed. Combine by deed with the neighbor. Would just need an attorney to write it up. . Seller would retain the building sites.
- Scott Godfrey, Iowa County Planning Commission spoke to the committee and board members about the current Town of Arena Plan and the holes that the ordinances currently have. He stated that the only authority the town and county has is its ordinances.
- Other points Godfrey made:
 Overlay zoning. Can split land and have a conservancy overlay so the building site won't come with the land if there isn't 40 acres. Key considerations: how to handle property under 60 acres that won't split into 30. And if they don't have a building site... New plan would give someone the ability to divide once without applying the density. Godfrey questions if keeping the density would even be feasible.
 Driveway ordinance needs to be updated. Driveway standards are fine to have in the plan, but they need to be adopted into an ordinance. We are under county zoning, so no need for an ordinance for rezone. Size of buildings, use of buildings is zoning, Not building permit. We can't have any rules on those. 1000sq minimum may not be a building code. TOA needs lawyer advise on that. Roof pitch may not be something that can be implemented either. Residential district. Revision to county zoning ordinance that would have a min sq footage. Under state law you can have a house without water. If there's water, there needs to be sewer. Legal opinion to see if it can be put into our building code. Under what authority can we stop it from happening. Only one residence under the zoning from county. Business zoning with conditional use. Can't have a mobile home outside a mobile park. Double wide or manufactured homes are ok. Revision of the section H. Is there still a purpose for that?
 Retype the plan so it is legally defensible

Model ordinances that other towns have adopted. Plan commission hold a public hearing for adopting ordinances. Those ordinances that need to be revamped:

Driveway ordinance.

Policy /Goals on land use.

Min Lot size, density, 40-acre min for ag land

600 ft shed

County does sheds- nonresidential, non-flood plain, Protected by county.

Land Division ordinance may cover

Once we have a draft of revisions, Godfrey will attend another meeting to see if it covers all the bases. County plan has consistent language. All at one time at the county. Notices will need to be made so residents can attend the meetings for ordinance changes and speak up if any questionable considerations need to be made. First it will go before the Town Board, and then the County Board.

Priority is section H. Land Use.

Conservancy overlay- wouldn't have to change the plan. It would just be the board saying they want the county to track building sites to administer density. It is a solid option to use. Need to put on agenda and post. Let public weigh in. Write it into the plan. Some towns have it specific into the plan. Some don't. We might adopt new zoning districts in the future is only downfall. Section I use county zoning ordinance. Basically, already said it, but for clarity, have it in writing in our plan. As of now, the plan language is inconsistent.

Overlay or building sites, one or the other, but not both. Building site is not enforceable.

Need to figure out what we want the density to be. Hold on to that for at least 10 years. Iowa Co towns do not go lower than 20. Ridgeway does not have a density. All the previous overlays went away. They didn't have any huge boom.

The biggest question is, what purpose does it serve?

Mr. Harrington spoke up against changing the density. "The density is very important and separates us from others. Natural beauty. That's why people come here. We have the ordinances to keep the land and not have houses everywhere."

Is it possible to preserve ag land? Harrington believes an acre is too small.

There's pros and cons to both ways if we did go to a lower density, we could have provisions on it. No huds, driveways, etc... no middle of field. Land division ordinances for strict subdivision plans. 5 or more lots an acre or less.

If we want to have overlays, we need to get rid of building sites.

If we do the overlay and someone asks how many homes could be built on acreage, there needs to be a mechanism to limit the number of divisions.

Perhaps the "Zoning Layer" could be shaded a different color.

No conservancy overlay on 40 acres of land. You could build 2 farm related residences. It's a county zoning ordinance and not a state thing geared towards Farmland preservation. Farm related. Or rezone/conditional use. Could build under the farmland preservation but won't be able to split it. Cannot legally sell less than 40 acres, described by CSM, ... otherwise it would be violating 2 ordinances.

20-acre density would work with everything. With overlay. Any lot that is less than 20 acres would be grandfathered in. Same with any that are more- they get a one-time split. Anyone who has less than ... Acres, wouldn't apply the density. Requires rezoning with a 5 acre min lot size. Can we restrict on good farm land? Productive farm land. Soil. Definition. Some may not split or rezone their land because they wouldn't meet the standards based on soil survey from 1957, which would be unfair.

County got rid of it too. Someone could contest it.

Short and long 40's. If county says it's 40 acres, even if there's only 38, then we would have to agree that it's 40. Barneveld is at 20 acres now too.

Formalizing what we've already been doing up to this point.

Using overlay doesn't need plan to be revised because county already uses.

Town of Arena can send a notice in tax bill with the revisions found on the website.

A future date can be put in place where the new revisions become effective, or possibly wait until TOAs makes a decision on density. No additional fee for overlay unless it's moved to different parts of acreage.

One contiguous property, one fee for rezone even if it's two different rezones.

- Public Comments: Dave Andrews, lives on Loy Rd. Interest in joining the planning board.

Schott made motion to adjourn, Nelson seconded.

TOWN OF ARENA

Planning & Zoning Meeting

June 6, 2022

Meeting was called to order by Chairman Lucey at 6:00pm, a special meeting time due to Memorial Day Weekend and the Planning Meeting being held directly after the Board meeting. All Board Members were present: David Lucey, Bill Gauger, Andrea Joo plus Minnie Gauger Treasurer.

Others Present: Stephanie Osborn, Ryan Osborn, Cole Rasmussen, Linda Schutte, Randy Dilley, Gary Harrop, Jon Joo, Larry Anding, Kris Nelson, Wendy Dykstra

- Motion was made by Schmidt to approve current agenda, seconded by Schutte.
- Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
- Motion made by Schutte to approve previous month's meeting minutes, seconded by Schott.
- Stephanie & Ryan Osborn, Building & Driveway Permits, 7773 Knight Hollow Rd. 115 acres.
 - There is a driveway already on the property, they will be extending it to the new home site. The home already on property will not be taken down. Schmidt made the motion to approve both Building and Driveway Permits, Nelson Seconded. Motion carried without any further discussion.
- Cole Rasmussen, Building and Driveway Permits, 6333 US Hwy 14. Schmidt made the motion to approve both Building & Driveway permits, Heck seconded. Motion carried without further discussion.
- Gary Harrop, 7350 Dodge Rd. Building permit. Harrop will raze the current home and build a new one in the same spot. Schott made the motion to approve the building permit with Schutte seconding. Motion carried without further discussion.

- Larry Anding, River Road Rezone to Commercial.
- There is currently a shed on the property and would like to “bridge” the island. Property is zoned A1. The PZ Committee with the Board Members advised Mr Anding to speak with Scott Godfrey at Iowa County Planning.
- Randy Dilley, Building & Driveway Permits, 6882 Willison Rd. Mr. Dilley will be moving the double wide home he is currently living in onto the Willison road property on top of a basement instead of purchasing a new modular home and also erecting a detached garage. Heck made the motion to approve the building permit, Schmidt seconded. Motion carried without further comment.
- Committee member years acknowledged: Rand Schott gave his resignation and gave his recommendation of Kris Nelson.
- Public Comments: None

Schott made the motion to adjourn, Schutte second

Submitted June 23, 2022, Joni Johnson-Kropp, Clerk, Arena Township

TOWN OF ARENA

Planning & Zoning Meeting

June 27, 2022

PZ Committee Members Present: Mark Hottmann, Cheryl Schmidt, Cheryl Heck, Wayne Schutte

Town Board Members Present: Bill Gauger, Andrea Joo

Others Present: Karen Holloway, Mark Holloway, Kerin Rue, Logan Rue, Dave Andrews, John Halverson, Kris Nelson

1. Meeting called to order by Mark Hottmann at 7:20 pm
2. Roll call taken.
3. Motion was made by Schmidt to approve current agenda, seconded by Heck.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Schmidt to approve previous month's meeting minutes, seconded by Schutte.
6. Reinstatement of current planning & zoning committee members.
 - a. Wayne Schutte with a motion from Heck, seconded by Schmidt
 - b. Mark Hottmann with a motion from Schmidt, seconded by Schutte
 - c. Cheryl Schmidt with a motion from Heck, seconded by Schutte
7. Rand Schott resignation from planning & zoning board. Heck made a motion to accept the resignation and Schmidt seconded. A thank you letter to be signed by all members and mailed to Rand.
8. New planning & zoning members, to fill Schott seat, up for recommendation are David Andrews and Chris Nelson. Schutte made a motion to recommend both parties to the town board, Schmidt seconded. Final decision will be made by the town board.
9. Holloways asking for a rezone on their 19 acres on Blue Ridge Rd for future development. Schutte made a motion to approve current AR zoning changed to AR1 zoning, Schmidt seconded.
10. Rue's asking for a rezone and conditional use permit for 5778 County Rd K. Heck made a motion to approve current AR zoning changed to B2 zoning

and the conditional use of tourist cottage with the contingency of the creation of a CSM of over 1 acre.

11. James Brodzeller, not present.

12. Vernon Maier, not present.

13. Public Comments.

- a. John Halverson updated on Baxter Rd. Still waiting on DOT. Town of Arena had mailed the application on April 18th and will follow up again with an email.

14. Heck made a motion to adjourn, Schutte seconded.

Submitted June 28, 2022, Andrea Joo, Town of Arena Supervisor

TOWN OF ARENA

Planning & Zoning Meeting

July 25, 2022

PZ Committee Members Present: Mark Hottmann, Cheryl Schmidt, Cheryl Heck, Wayne Schutte

Town Board Members Present: Dave Lucey, Bill Gauger, John Wright

Others Present: Doug Richter, Linda Richter, Vern Maier

1. Meeting called to order at 7:15 pm, waiting on members.
2. Roll call taken.
3. Motion was made by Heck to approve current agenda, seconded by Schuette.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Heck to approve previous month's meeting minutes, seconded by Schutte. Prior to motion Heck questioned Schott thank you.
6. Passed. Vern Maier-Blue Ridge Road. Richard Gallagher has property across the road/around him and checked the property lines. 2.28 acres are on Maier's side of the road which the family (his dad) has been taking care of for years. Maier owns that 8.5 acres, a 30 acre and a 40 acre. He and Gallagher are talking about purchasing the 2.8. He's got to check the zoning on his 8.5 acres A-1 or AR-1. Will rezone to AR-1 then and if he purchases the 2.8 acres, a land division will be needed. Rand Schott resignation from planning & zoning board. Heck made a motion to accept the resignation and Schmidt seconded. A thank you letter to be signed by all members and mailed to Rand.
7. Doug and Linda Richter-zoning violation-discussion. Larry Keister on Helena Road is operating a business out of his garage. A neighbor would have to complain. Discussion on all the little businesses being run in the township.
8. No Public Comment
9. Heck made a motion to adjourn, Schutte seconded. 8:24

Submitted July 27, 2022, Cheryl Schmidt, Town of Arena PZ Member

TOWN OF ARENA

Planning & Zoning Meeting

August 29, 2022

PZ Committee Members Present: Mark Hottmann, Cheryl Schmidt, Cheryl Heck, David Andrews, Ingmar Nelson

Town Board Members Present: Dave Lucey, Bill Gauger, John Wright

Others Present: Rick Tickman, Liz Tickman, Mason Hoerth, Vernon Maier, Don Winch, Tom Winch, Joe Marshall, Holly Marshall, Jeremy Whitish, Steve Deal, Toni Tuyls, Jon Joo, Lowel Huckleberry, Marty Bakken, Vicki Bakken, Carol Hodgson, Joe Hodgson, Katy Mauger, Tom Mauger, Danielle Maffet, Matt Maffet, Tom Laudin, Earlene Laudin, Kevin Meister, Tim Harrington, Steve Harrington, Dennis Kerl, Rick Zimpel, Colleen Zimple, Thomas Skaife, Cosmas Jkaife, Suzi Beebe, Rick Hansen, Craig Sayers, Jerry Buol, Karen Burkeland, Jeff Brown, Tim Draxler, Terry Ruchti, Jerry Gleisner, Ann Gleisner, Jeremy Tickman, Andrew Hoerth, Ralph Brownlee, Jon KJoos

1. Meeting called to order at 7:01 pm.
2. Roll call taken.
3. Motion was made by Schmidt to approve current agenda with the change of moving item #6 to come after #10, seconded by Heck.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Heck to approve previous month's meeting minutes, seconded by Schmidt.
6. Nadia Alber, 5625 Blue Ridge Rd.
 - a. Alber introduces herself and gives a description of wanting to rezone to AB1 Zoning with the conditional use of Agritainment for primitive farm related camping. Alber noted in 2020 she had 8 weekends booked for camping so 16 tents, but has shut her operation down for now; only allowing friends to camp. After hearing the non-welcoming comments from the neighbors and concerned township residents, Alber made the statement she can just go on as is and just let friends camp as all her clients have become her friends.

- b. Neighbors and township residents are against the idea of allowing a rezone or any type of camping on the current A1 land. Concerns addressed as follows:
 - i. Sanitation issues
 - ii. Was told not to do it on Hwy H property but continued to do it anyway
 - iii. Safety for campers
 - iv. Comprehensive plan is to preserve the farmland, here they would be turning it into campsites
 - v. Issues for the neighbors, such as noise, campers bothering them since Alber is not on premises, garbage, campers asking to use bathrooms
 - vi. Concern the Blue Ridge property will look unappealing like the Hwy H property
 - vii. No water on site if campers have a campfire get out of control
 - viii. Spotty cell service for campers in the case they need help
 - ix. Damage to the road as in the past when a large camper got stuck trying to get into the property.
 - x. Concerns about insurance or lack of
 - xi. Questions came up regarding the amount of animal units on Albers Hwy H property.
 - c. Heck made the motion to deny Albers request for rezone and conditional use Andrews seconded.
7. Tim Harrington, Dennis Kerl Knight Hollow Land Swap. No action needed from the town of Arena.
 8. Vern Maier, 5997 Blue Ridge Rd. Motion made by Nelson to for AR1 rezone and land division if needed, contingent on Maier purchasing the land and obtaining a CSM, Heck seconded.
 9. Ralph Brownlee, 6736 US Highway 14. Nelson makes a motion to approve the creation of 2 new lots with C1 Rezone (no building sites) and land divisions if needed contingent on Brownlee purchasing the land and obtaining a CSM, Schmidt seconded.
 10. John Kjos, 7460 Mellum Rd FFL License. No action per township, Kjos requested and received letter stating that the town does not regulate FFL licenses or licensees.
 11. No Public Comment

- a. Jeremy Whitish, 8081 Fortier Rd animal unit questions. Wondering what animal units are allowed on the parcel. Town would require a rezone to AR1 and would consider up to 2 animal units restricted to fowl and goats. No action taken

12. Heck made a motion to adjourn, Andrews seconded 9:38

Submitted September 7, 2022, Andrea Joo, Town of Arena Clerk

TOWN OF ARENA

Planning & Zoning Meeting

September 26, 2022

PZ Committee Members Present: Mark Hottmann, Cheryl Schmidt, Cheryl Heck, David Andrews, Ingmar Nelson, Wayne Schutte

Town Board Members Present: Dave Lucey, John Wright

Others Present: Weston Cracraft, Thomas Skaife, Cosmas Skaife, Ralph Brownlee, Lauren Gullickson

1. Meeting called to order at 7:00 pm.
2. Roll call taken.
3. Motion was made by Schmidt to approve current agenda, seconded by Schutte.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Andrews to approve previous month's meeting minutes, seconded by Schmidt.
6. Steve Maier, Cracraft Home. Schmidt made a motion to approve driveway and building permit, Nelson seconded.
7. Ralph Brownlee, 6736 US Highway 14, CUP to increase storage parking.
 - a. Outdoor storage includes useable trailers, campers and boats.
 - b. Heck motions to approve up to 40 outdoor storage units per Brownlee site plan, Schutte seconded.
8. Skaife Blue Ridge Rd, Rezoning and Land Division.
 - a. Skaife reconsidering the rezone and land division
 - b. Needs a building and driveway permit which wasn't on agenda
 - c. Site meeting planned for 9/28/22 at 2 pm which was attended by Wright, Lucey, Hottmann, Andrews & Schutte
 - d. No action taken
9. Public Comment
 - a. Mention of resurveying on Coon Rock Rd
10. Heck motioned to adjourn, Schutte seconded.

Submitted September 29, 2022, Andrea Joo, Town of Arena Clerk

TOWN OF ARENA

Planning & Zoning Meeting

November 1, 2022

PZ Committee Members Present: Mark Hottmann, Cheryl Schmidt, Cheryl Heck, Wayne Schutte

Town Board Members Present: Dave Lucey, John Wright, Dave Lucey

Others Present: Corey Quinn, Cosmas Skaife, Thomas Skaife

1. Meeting called to order at 6:05 pm.
2. Roll call taken.
3. Motion was made by Schmidt to approve current agenda, seconded by Schutte.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Heck to approve previous month's meeting minutes, seconded by Schmidt.
6. Skaife, Blue Ridge Rd, discussion on site visit thoughts, Schmidt made a motion to approve driveway and building permit, Schutte seconded.
7. Quinn, Helena Rd, Schmidt made a motion to approve driveway and building permit, Schutte seconded.
8. Public Comment
 - a. Discussion on 9.4 acres Demby Rd, lot lines & usage
 - b. Discussion on site ordinance for 80 acres for farming with no suitable site.
 - c. Conversation about Hwy CC and Hwy HH.
9. Heck motioned to adjourn, Schutte seconded.

Submitted November 1, 2022, Andrea Joo, Town of Arena Clerk

TOWN OF ARENA

Planning & Zoning Meeting

November 28, 2022

PZ Committee Members Present: Mark Hottmann, Cheryl Schmidt, Cheryl Heck, Wayne Schutte, David Andrews, Ingmar Nelson

Town Board Members Present: Dave Lucey, John Wright, Dave Lucey

Others Present: Corey Quinn, Cosmas Skaife, Thomas Skaife

1. Meeting called to order at 6:00 pm.
2. Roll call taken.
3. Motion was made by Schmidt to approve current agenda, seconded by Nelson.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Schutte to approve previous month's meeting minutes, seconded by Schmidt.
6. Samantha Crownover, Brisbane Hall, Reimann Rd, CUP for weddings.
 - a. 80-person wedding Sept 2, 2023
 - b. Special 1 time event
 - c. Carpooling, so 20 personal vehicles max
 - d. Neighbors have been contacted and are in favor
 - e. Schmidt made a motion to approve special event at Brisbane Hall contingent on following all the specs outlined in the email provided by Crownover, Schutte seconded.
7. Public Comment
 - a. Steve Diehl resigning from county seat, looking for replacement
8. Heck motioned to adjourn, Schutte seconded, 6:43pm.

Submitted December 15, 2022, Andrea Joo, Town of Arena Clerk

TOWN OF ARENA

Planning & Zoning Meeting

December 26, 2022

PZ Committee Members Present: Mark Hottmann, Cheryl Heck, Wayne Schutte, David Andrews, Ingmar Nelson

Town Board Members Present: Dave Lucey, John Wright, Dave Lucey

Others Present: Tom Frischmann

1. Meeting called to order at 6:00 pm.
2. Roll call taken.
3. Motion was made by Schutte to approve current agenda, seconded by Nelson.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Andrews to approve previous month's meeting minutes, seconded by Schutte.
6. Tom Frischmann, 6793 Baker Rd, Land Division & Rezone. Tabled.
7. Abby Stelse, 9.4 Acres Demby Rd, Building & Driveway Permit. Not Present
8. Bryce & David Sponem, Hwy H/Baker Rd/Amacher Hollow, Rezone, Land Division, Building & Driveway Permit. Not present
9. Public Comment
10. Schutte motioned to adjourn, Heck seconded.

Submitted December 26, 2022, David Lucey, Town of Arena Chair