

TOWN OF ARENA

Planning & Zoning Meeting

January 30, 2023

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

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

Others Present: Hannah White, Mary McKeown, Troy McKeown, Tom Frischmann, Abby Stelse, Kaelin Kjaldgaard

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 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 Schutte.
6. Abby Stelse, 9.4 Acres Demby Rd, Building & Driveway Permit. Neighbors concerned with camper living and dogs at large. Stelse and Kjaldgaard arrived at 6:50pm. Stelse wishes to apply for building and driveway permit and start building a 2300 sqft home in May. Nelson motioned to approve a building & driveway permit, Heck seconded.
7. Public Comment
 - a. Tom Frischmann requested to be on next months agenda since he wasn't on January's. Frischmann is looking to rezone 30 acres from A1 to AR1 on Baker Rd.
8. Heck motioned to adjourn; Andrews seconded 8:52pm.

Submitted February 19, 2023, Andrea Joo, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting

February 27, 2023

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

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

Others Present: Nadia Alber, Matt Maffet, Danielle Maffet, Tom Laudin, Earlene Laudin, Tom Skaife, Cosmas 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 Andrews.
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 Nelson.
6. Tom Frischmann, Baker Rd, Rezone 30 acres A1 to AR1. Ingmar makes a motion to approve 30 acres to be rezoned from A1 to AR1, Schutte seconded.
7. Public Comment
 - a. Tom Skaife. House plans went from a Shouse to a reg single family home. No action needed.
 - b. Stelse. Questions about Godfrey comments. Follow up with Scott Godfrey to verify.
 - c. Nadia Alber, Blue Ridge Rd. Nadia has a NRCS grant and wants to put up a shed, fencing and drill a well. Building location was discussed along with easement issues. Alber mentioned they want to expand overtime to 100 sheep and some cows. Alber also vaguely mentioned building a house in the future.
8. Nelson motioned to adjourn; Andrews seconded 7:38pm.

Submitted March 3, 2023, Andrea Joo, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting

March 27, 2023

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

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

Others Present: Jon Joo, Cody Dummer

1. Meeting called to order at 7:00 pm.
2. Roll call taken.
3. Motion was made by Schutte to approve current agenda, seconded by Andrews.
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 Nelson.
6. Lance Crook, 7504 Helena Rd, Building Permit. Schmidt motioned to approve building permit, Heck seconded. PZ board, all in favor, recommends driveway permit and rezone from A1 to AR1.
7. Public Comment
 - a. Car lot on Hwy 14 has 30 days from 3/23/23 to conform to conditional use conditions otherwise all CUPs will be removed.
 - b. Dead end sign on Oak/Loy
 - c. Internet options in the area
8. Schutte motioned to adjourn; Andrews seconded 7:50pm.

Submitted March 27, 2023, Andrea Joo, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting

April 24, 2023

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

Town Board Members Present: Dave Lucey, Bill Gauger, Andrea Joo

Others Present: John Wright, Steve Ross, Dan Heffron

1. Meeting called to order at 7:01 pm.
2. Roll call taken.
3. Motion was made by Schutte to approve current agenda with the correction of the PZ meeting date, seconded by Heck.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Nelson to approve previous month's meeting minutes, seconded by Andrews.
6. Board Chair, Dave Lucey made a motion to appoint John Wright temporarily to take Schmidt's place until a new PZ member is found. Seconded by Gauger. All in favor.
7. Steve Ross, 5651 CTH H. Nelson motioned to approve land division, building permit, and driveway permit, Heck seconded. PZ board, all in favor,
8. Public Comment
 - a. Discussion on siting permit.
 - b. Driveway permit requirements, use the county's ordinance.
9. Wright motioned to adjourn; Nelson seconded; 8:05 pm.

Submitted April 24, 2023, Cheryl Schmidt, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting Minutes

May 22, 2023

PZ Committee Members Present: Mark Hottmann, Wayne Schutte, John Wright, Cheryl Heck. Nelson and Andrews not present.

Town Board Members Present: Dave Lucey, Bill Gauger, Andrea Joo

Others Present: Tracy Johnson-Building Inspector; Ian and Stephanie McCrie

1. Meeting called to order at 7:00 pm.
2. Roll call taken. D. Andrews and I. Nelson not present.
3. Motion was made by Schutte to approve current agenda, seconded by Wright.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Wright to approve previous month's meeting minutes, seconded by Heck.
6. Discussion on the new contract with Johnson Inspection, Tracy Johnson.
7. Kris Evans, 7008 Demby Rd.-discussion on the issue of ability to rezone (non-conforming lot). Planning and Zoning Board made a recommendation to advise the County on a variance.
8. Ian and Stephanie McCrie, Coon Rock Road, Land Improvement discussion. They own 8.46 acres and the plans they have for their property. No action taken.
9. M. Schofield was not present.
10. Public Comment
11. Motion to adjourn by Wright; seconded by Heck. Meeting adjourned at 8:35 p.m.

Submitted May 22, 2023, Cheryl Schmidt, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting Minutes

June 26, 2023

PZ Committee Members Present: Mark Hottmann, Wayne Schutte, John Wright, Cheryl Heck, and Ingmar Nelson. D. Andrews not present.

Town Board Members Present: Dave Lucey, Bill Gauger, Andrea Joo

Others Present: Tim Harrington/Steve Harrington/Harrington Bros., Mabel Schofield, Natasha Peterson, Jody Fahey and son, Cal Jensen, Janna Johnson, Joe Bailie for Delta 3, Mary Lockman

1. Meeting called to order at 7:01 pm.
2. Roll call taken. D. Andrews not present.
3. Motion was made by Heck to approve current agenda with the correction in #8, Helena Rd. not Demby and #11, 6932 E. Sawle Rd. not 6962, seconded by Schutte.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Wright to approve previous month's meeting minutes, seconded by Heck.
6. Natasha Peterson, 6270 Coon Rock Road, conditional use-animal units. Schutte motion to approve with the stipulations when animals down to 5 units, she'll stay at that number and when they sell the property, the conditional use ends. Heck seconded. Motion carried.
7. Mabel Schofield, 7071 Coon Rock Road, Wright motion to approve the rezone of the 15 acres to AR-1. Nelson seconded. Motion carried. Wright motion to approve land division of 5 ac. without building permit contingent on sale to Jensen. Heck seconded. Motion carried.
8. Jody Fahey, 6156 Helena Rd., Wright motioned to deny the request. Heck seconded. Motion carried.
9. Janna Johnson, 6768 Demby Rd., Nelson motion to consolidate the 3 zones/6 acs. to AR-1 excluding Lot 1. Heck seconded. Motion carried.
10. Harrington Bros., Tim and Steve, 6932 E. Sawle Rd., Wright motioned to approve land division and rezone providing the CSM when available. Heck seconded. Motion carried.

11. Joe Bailie, Delta 3, for V & V Supremo, Nelson motion to approve a rezone of the property including the additional land purchased to AB-1 with a conditional use permit to operate as a cheese factory. Schutte seconded. Motion carried.

12. Public Comment

13. Motion to adjourn by Wright; seconded by Heck. Meeting adjourned at 8:48 p.m.

Submitted June 26, 2023, Cheryl Schmidt, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting Minutes

July 31, 2023

PZ Committee Members Present: Mark Hottmann, David Andrews, Wayne Schutte, Ingmar Nelson. John Wright, Cheryl Heck, not present.

Town Board Members Present: Dave Lucey, Bill Gauger, Andrea Joo

Others Present: None.

1. Meeting called to order at 7:00 pm.
2. Roll call taken. C. Heck and J. Wright not present.
3. Motion was made by Schutte to approve current agenda, seconded by Nelson. Motion carried.
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
5. Motion made by Nelson to approve previous month's meeting minutes, seconded by Schutte. Motion carried.
6. Terry Askevold, 6174 Hwy. 14, discussion on CTH CC-did not appear.
7. Public Comment
8. Motion to adjourn by Andrews; seconded by Schutte; Motion carried. Meeting adjourned at 7:20 p.m.

Submitted July 31, 2023, Cheryl Schmidt, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting Minutes

August 28, 2023

PZ Committee Members Present: Mark Hottmann, Wayne Schutte, Ingmar Nelson, and John Wright. David Andrews, Cheryl Heck, not present.

Town Board Members Present: Bill Gauger, Andrea Joo

Others Present: Terry Askevold, Brandon & Rachel Dilley, Terry Ruchti, Lillianne and Becky Anderson, and Shawn Keyser.

1. Meeting called to order at 7:00 pm.
2. Roll call taken. C. Heck and D. Andrews not present.
3. Motion was made by Wright to approve current agenda, seconded by Schutte. Motion carried.
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 Nelson. Motion carried.
6. Terry Askevold, 6174 Hwy. 14, discussion on CTH C, the Town has to let the county know that we approve of keeping it. DOT meeting Dec. 7, 2023.
7. Kyle Miklasz moved down.
8. Brandon & Rachell Dilley, 1 ac lot, zoned R-1, cannot have chickens. Wright motion to rezone to AR-1 and a conditional use for chickens. Nelson seconded. Motion carried.
9. Terry Ruchti, First Weber, representing Nancy Morse who owns a 20 ac. parcel and a 10 ac. parcel at corner of River Road and Helena Road. Discussed that it can remain 2 separate parcels, would have to have an easement to get to the back parcel and both parcels would have to be rezoned to AR-1.
10. Lillianne Anderson with daughter Becky Anderson, needs to replace the current double-wide home or repair the current home. They can do that, will have to talk to the county for any permits necessary.
11. #7, Kyle Miklasz, on speaker phone, his application listed different names for the short-term rental he is proposing in the barn on the property. He has no plans for the farm house at this time, which would be a long term rental

on the second floor and a retail business on the first floor. The conditional uses already on the property needs to be determined. Nelson motion to sunset all extra conditional uses on the property unless they are pertinent to the current owners use. Wright seconded the motion. Motion carried.

12. Public Comment-Shawn Keyser had a question on putting a shed on his property on Knight Hollow Road and getting an address. He was advised to contact the County.

13. Motion to adjourn by Wright; seconded by Nelson; Motion carried.
Meeting adjourned at 7:53 p.m.

Submitted August 28, 2023, Cheryl Schmidt, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting Minutes

September 25, 2023

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

Town Board Members Present: David Lucey, Bill Gauger, Andrea Joo

Others Present: Terry Ruchti, Josh Aeschbach, Ralph Brownlee

1. Meeting called to order at 7:00 pm.
2. Roll call taken. All present.
3. Motion was made by Schutte to approve current agenda, seconded by Andrews. Motion carried.
4. Verification of proper public notice: TOA Website, Town Hall, Arena Post Office.
5. Motion made by Heck to approve previous month's meeting minutes, with the correction to #11, Miklasz's "application listed different *names*" changing names to "types", seconded by John. Motion carried.
6. Terry Ruchti, First Weber, representing Nancy Morse owner, a 30 ac. parcel at River Road and Helena Road. Motion by Nelson to approve from A-1 to AR-1 based on Halverson's survey, seconded by Schutte. Motion carried.
7. Ralph Brownlee, 6736 US Hwy 14, rezone the rental business, 10 acres from C1 to B2; the house on 5 acres. Heck motion to approve rezone on 10 acres; Wright 2nd. Motion carried. Discussion. Wright motion on consensus of the board increasing not subtraction of the number of outside units. Heck seconded. Motion carried.
8. Josh Aeschbach, 6340 CTH K, Blue Mounds, owns 34 acres on 8627 Knight Hollow Road, rezone from A-1 to AR-1 for future building of residence. Schutte motion to approve the rezone, Nelson seconded. Motion carried.
9. Public Comment-
10. Motion to adjourn by Wright; seconded by Nelson; Motion carried.
Meeting adjourned at 9:01 p.m.

Submitted September 25, 2023, Cheryl Schmidt, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting Minutes

October 30, 2023

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

Town Board Members Present: David Lucey, Bill Gauger, Andrea Joo

Others Present: Trevor & Bailey Martinsen, Bernie Harrop, Tracy Halverson.

1. Meeting called to order at 7:00 pm.
2. Roll call taken. All present.
3. Motion was made by Nelson to approve current agenda, seconded by Andrews. Motion carried.
4. Verification of proper public notice: Town Hall, Arena Post Office.
5. Motion made by Wright to approve previous month's meeting minutes, seconded by Schutte. Motion carried.
6. Trevor & Bailey Martinsen, 404 Wall Street, Mazomanie, rezone from A1 to AR1 on Knight Hollow Road for future residence. Wright motion to approve the rezone, Schutte seconded. Motion carried.
7. Public Comment-Tracy Halverson discussed a future driveway on her Coon Rock Road property.
8. Motion to adjourn by Andrews; seconded by Heck; Motion carried.
Meeting adjourned at 7:40 p.m.

Submitted October 30, 2023, Cheryl Schmidt, Town Clerk

TOWN OF ARENA

Planning & Zoning Meeting Minutes

November 27, 2023

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

Town Board Members Present: David Lucey, Bill Gauger, Andrea Joo

Others Present: John Hogan, Linda Schutte, Jon Joo, Peter Gates, Samantha Crownover, and Sue Steinmann.

1. Meeting called to order at 6:02 pm.
2. Roll call taken. Hottmann, Nelson, Andrews, Schutte. Heck absent.
3. Motion was made by Nelson to approve current agenda, seconded by Schutte. Motion carried.
4. Verification of proper public notice: Town Hall, Arena Post Office, TOA Facebook page, TOA website.
5. Motion made by Schutte to approve previous month's meeting minutes, seconded by Nelson. Motion carried.
6. John Hogan, bought 6284 Amacher Hollow Rd. Applied for a rezone from A1 to AR1. Nelson motion to approve the rezone, Andrews seconded. Motion carried.
7. Samantha Crownover, Brisbane House, increase the number of special events. Discussion.
8. Public Comment-Meeting on Dec. 11 with Craig Hardy, Hwy.; Larry Beirke, County Executive, and their legal counsel on the transfer of Cty. Rds. CC and HH. Meeting at 6:00 pm.
Discussion with Gates regarding joining the Planning & Zoning Committee.
9. Motion to adjourn by Schutte; seconded by Andrews; Motion carried.
Meeting adjourned at 7:43 p.m.

Submitted December 1, 2023, Cheryl Schmidt, Town Clerk

TOWN OF ARENA
Planning & Zoning Committee Minutes
December 18, 2023 6:00 pm

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

Town Board Members Present: David Lucey, Bill Gauger, Andrea Joo

Others Present: Thomas & Coz Skaife, Branden Mauger.

1. Meeting called to order at 5:59 pm.
2. Roll call taken. All present.
3. Motion was made by Nelson to approve current agenda, seconded by Schutte. Motion carried.
4. Verification of proper public notice: Town Hall, Arena Post Office, TOA website, TOA Facebook page.
5. Motion made by Schutte to approve previous month's meeting minutes, seconded by Nelson. Motion carried.
6. Tom & Coz Skaife, 5630 Blue Ridge Road, building permit. Their builder, Branden Mauger along with them. Some changes in their original plan, a house, shed will be later and moved a little from previous plan. Driveway discussion on safety. Andrews motion to approve the driveway and building change, Nelson seconded. Motion carried.
7. Public Comment: New member for PZ Committee discussion. Suggested Hunter Pinkham-P. Gates is not interested.
8. Motion to adjourn by Nelson; Schutte seconded. Motion carried.

Meeting adjourned at 6:24 pm.

Submitted December 26, 2023 by Cheryl Schmidt, Town Clerk.