

Town of Arena, Planning and Zoning Meeting Minutes

Jan. 25, 2021

Present: Mark Hottman, Cheryl Schmidt, Rand Schott, Wayne Schutte, Andrea Joo, Ingmar Nelson

Others Present: David Lucey, Bill Gauger, John Wright, Evy Halverson, Mary Lockman

Meeting Called to Order 6:05pm

Roll Call Taken

Verification of proper notice given: Town Hall, Arena Post Office, Township of Arena Facebook Page.

Schmidt made motion to approve agenda, Joo seconded.

Vote on previous month's minutes. Schott motion to approve minutes, Schutte seconded. Motion carried.

Sandy Peterson not present.

Nadia Alber not present

Evy Halverson representing: Vern and John Halverson have a tentative plan for the purchased Broast property on Coon Rock Rd and would like to rezone 5 acres with the house to A1 and also have a land division of the 230 total acres. John and Vern will be keeping acreage each and 75 acres was sold to Moore. Board agreed with the tentative plans and it will be dependent on the actual sales. They will be attending the next board meeting for the Township next Monday.

Nadia Alber came to the board with plans to build a house on 70 acres that was recently purchased on Blue Ridge Rd. Joo explained the township plan and what that entails with preserving farm land. Alber stated that it was not a rush and she would do more research. Building Permit and Driveway Permits were given. No motion made.

Public Comments: Mary Lockman came to the board with concerns about the sale of the School Forrest. She believes that it was given to the school with the contingency that it never be sold. There were no solutions given at this time of finding any kind of information to validate. Bids are due March 11th.

Schott made the motion to adjourn, seconded by Nelson.

February 22, 2021

Present: Rand Schott, Wayne Schutte, Andrea Joo, Mark Hottman, David Lucey, John Wright

Absent: Ingmar Nelson, Cheryl Schmidt

Other Present: Cheryl Heck, Samantha Crownover, Bruce Crownover, Rachel Hughes (Via Zoom)

1. Call to Order at 6:04pm
2. Roll Call was made.
3. Verification of Proper Public Notice, Arena Town Hall, Arena Post Office, Arena Facebook page.
4. Vote on Approval of Agenda, Motion made to approve by Joo, seconded by Schott.
5. Vote on Previous Month's Meeting, Motion made by Schott, seconded by Joo.
6. Rachel & Ariel Litvan, Building and Driveway Permits for County Road H property. Represented via Zoom meeting by their builder, Rachel Hughes. The Litvan's purchased 40 acres with 3 parcels

connected from Halverson's and will be building a 2,080 square foot home at the back line of the property with an exposed lower level. There is a current driveway on the property and the house will sit at the end of driveway. The board explained that they will need a pull off for the driveway since it is over 300 feet. Motion was made by Schutte to approve the driveway and building permits, Joo seconded the motion and it was carried. The Litvan's will send in the fee through the mail. Property is currently zoned A1 but the board felt it would not need to be rezoned since it is actually over 40 acres.

7. Samantha & Bruce Cownover will be purchasing the Stone House at 7050 Reinmann Rd, with a closing date of April 1, 2021. The Cownover's came to the board to inform of what their future plans for the property will be and to get advice on selling a portion of the land to the neighbor, Sue Steinman. David Lucey will speak with Scott Godfrey to appease him of the situation going forward so that all angles will be explored. One rezone and 2 land divisions will be put on the Planning & Zoning Committee Agenda for March 29, 2021 at 7:00pm. The Cownover's would like to sell 18 acres to Sue Steinman which leaves them with 9 acres and the home on the property.
8. Public Comments
9. Adjournment was made by Schott with Schutte seconding.

Submitted by:

Joni Johnson-Kropp, Town of Arena Clerk, February 25, 2021

April 26, 2021

Board Members Present: Mark Hottman, Cheryl Schmidt, Wayne Schutte, Rand Schott, Cheryl Heck

Absent: Ingmar Nelson

Others Present: Mary Lockman, Evy Halverson, Tracy Halverson, Ed Sweet, Jeremy Koenig, Hannah White, Debby White, Jessica White, Luke White, Duane Pretsch, Christina Kukowski, Will Orth, Kevin Gruber, Sarah Dilley, Cal Jensen

1. Call to Order at 7:05pm
2. Roll Call Taken
3. Verification of Proper Notice Given: TOA Facebook Page, TOA Website, TOA Hall, Arena Post Office
4. Approval of Agenda made by Schmidt and seconded by Schutte. Motion Carried
5. Approval of Previous Month's Minutes, motion made by Schmidt, seconded by Schott. Motion Carried.
6. Ed Sweet, 7340 US Hwy 14- Rezone from commercial to residential to sell property and home. 1.58 acres which used to be an antique shop. Currently B2 zoned and the Sweets would like it to be rezoned to AR1 so their potential buyer can obtain the loan for the property. Schutte made motion to approve rezone from B2 to AR1, Schmidt seconded. All in favor. Motion Carried. Edwin Sweet submitted all paperwork and paid fees. He will be put on the agenda for the TOA Board meeting on May 3, 2021 but does not need to be present.
7. Kevin Gruber, 5.78 acres on Loy Rd., would like to obtain both Building and Driveway permits. Schmidt made motion to approve permits for Lot 1 on Loy Rd. Schutte seconded. All in favor. Motion Carried.
8. Cristina Kukowski & Will Orth came before the PZ board to ask about driveway possibilities at their property on Helena Rd. They have 45 acres which is zoned A1 and CSM is not needed. There is an easement to maintain drainage ditch which is why they would like to be able to put a U-shaped driveway on property. Site visit will be done by members of the board to see which options they will have. They

will be obtaining a building and driveway permit in the near future, currently getting contractor bids in. Discussion tabled for now until they are ready to build.

9. Tracy Halverson came before the PZ board on a “fact-finding” mission about the 120 acres she recently purchased on the corner of Hwy 14 & Coon Rock Rd., formally known as the School Forrest. Halverson, along with Evy Halverson presented tentative plans to the board with a map drawn up of 2 commercial and 4 residential lots that she would sell plus future expansion of 20 acres on the east side of trailer court with a new outlet out to Coon Rock Rd. Residential lots would be 5-7 acres, 2 commercial lots will have 10 acres each. Halverson currently has not time frame for decisions or expansion. No motions were made at this time. Discussion tabled for now.
10. Cal Jensen, homeowner on Coon Rock Rd- his property meets up with Halverson’s newly acquired property- asked board what he would need to obtain in order to purchase 5 acres from Tracy Halverson and building a shed on additional property and rezoning to AR1. Jensen currently has house and shed on property and would like to add to it. He would need a variance w/an easement if he purchased another lot for a second house. For additional driveway he would need a variance. No motions made.
11. Cheryl Heck was appointed for the Town of Arena Planning and Zoning board. She will take the empty seat left by Andrea Joo who was newly elected to the Town of Arena Town Board. Town of Arena Supervisor Gauger made motion to appoint Heck to PZ Board, Joo seconded. All were in favor. Motion Carried. Welcome Cheryl!
12. Public Comments: Concerns were made about the previous school forest being clear cut, but Halverson alleviated those fears with her plan of selling off lots and keeping some of the original forest with walking trails for the residents of Bit O’Green.
13. Motion to adjourn made by Schott, seconded by Schutte.

Submitted by Joni Johnson-Kropp, Clerk, April 28, 2021

May 31, 2021

Board Members Present: Mark Hottmann, Cheryl Schmidt, Wayne Schutte, Cheryl Heck.

Board Members Absent: Ingmar Nelson, Rand Schott

Others Present: David Lucey, Bill Gauger, Andrea Joo, Mary Lockman, Tracy Halverson, Leonard Piontek, Nick Hanold, Tyler Hanold, Angela Gruber, Christina Kukowski, Will Orth, Bob Benson, Terry Askevold, Rosie Askevold.

Meeting called to order at 7:00pm

Roll Call was taken, member present and absent mentioned above.

Verification of proper notice was for meeting: TOA Facebook Page, TOA Website, TOA Hall, Arena Post office.

Approval of current Agenda motion was made by Schmidt and seconded by Heck. Agenda Approved.

Previous Month’s Meeting Minutes approval, motion made by Schmidt, seconded by Schutte. Minutes approved.

Christina & Will Orth, building home on 47A1, current acres owned is 51, building and driveway permit on Helena Rd. Straight 250 feet driveway. East side of ditch. Building plans and application given to board. Possible steel building and roof. No basement. Two building sites. Motion made by Schmidt to approve building and driveway permits, Wayne seconded. Motion Carried. They will come before the Town board next Monday. \$1500 fee paid.

Leonard Piontek, Real Estate Executive, came before the Planning Board on behalf of Dan & Marsha Robinson who owns land on Demby Rd. which is a non-conforming parcel and not eligible as a residential building site. They would like to have a land change/conditional use on the property that is adjacent to the School Forest so that the land would no longer be non-conforming. The land is zoned as A1. There is a restrictive note on the Iowa County Survey map. The Planning and Zoning Board had tried previously to get this particular parcel rezoned. Lucey made the suggestion to sit down with Scott Godfrey, board members and the property owners to possibly come up with a plan to see if an amendment can be made on the Town of Arena plan. The county would rezone as conservancy. The problem is mostly between the county and the township and will be worked on by the board to figure out how to move forward. It will be put on the town board agenda next week. Discussion is tabled for the time being. Lucey will be calling Scott Godfrey in the morning to begin the discussion with the county.

Angela Gruber would like to receive a recreation building permit for a barn and indoor horse arena. 84x104 metal building. On the Brian and Jody Gruber trust land. The barn would be shared with their whole family. 107 acres. A1 zoned. The building will not be rented to anyone outside of the family. It will only be for family use, not commercial recreation. A building permit will not be needed by the township, only the county. She will contact Scott Godfrey.

Tracy Halverson, discussion only about the land she purchased on the corner of Coon Rock and Highway 14. Lots are not yet for sale. The plan is for 6-7 acres per lot and a commercial lot off of Hwy 14. Once she has the survey done and will be ready to sell off the lots, she will come back for the board approval. She may need to have a zoning change for the commercial lot. As of now she does not have any driveway plans.

Terry Askevold came before the board to discuss obtaining proper licenses that he needs for his other property.

Public Comments: Nick Hanold, has an accepted offer on 156 acres on Sandy Peterson Property, discussion only, was omitted accidentally from tonight's agenda. Would like to possibly build a new house and driveway without disrupting the zoning. Property is currently owned by a trust from Darlington. Lucey explained they would allow a house on 1 acre of farmland, but not 5 acres. Board advised not to cut the trees down, and how they would be able to build without taking up too much cropland. Part of the township plan is to keep as much work land as possible. With as much acreage as they are purchasing, two houses would still be able to be built on the property. The fields could be considered non-ag if the percentage is not graded within the correct parameters. Board members will do a site view and discuss further with the purchasers. Lucey suggested setting up a date this week for the site visit so they can be put on the agenda for the board meeting. Wednesday at 5pm, members will meet at the Peterson property. Board suggested not disturbing the field. Will be on Board Agenda for next week. 66 feet easement is current.

Heck made motion to adjourn, Schutte seconded.

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

Others Present: David Lucey, Bill Gauger, Andrea Joo, Mary Lockman, Jackie Johnson-Kruse, Joel Kruse, Leonard Piontek, James Wenzler, James Brodzeller, Traci Halverson, Evy Halverson, John Halverson, Troy McKeown, Buddy McKeown, Bob Benson, Russel Johnson.

Meeting was called to order at 7:04pm.

Roll call was taken, all board members present.

Verification of proper notice: Town of Arena Hall, Arena Post Office, TOA Website, TOA Facebook Page

Approval of Agenda: Motion to approve made by Schutte, seconded by Schmidt.

Approval of Previous Month's Minutes: Motion made by Schmidt with condition of correcting Schutte's name, seconded by Heck. May Meeting Minutes were approved with correction completed.

John Halverson applied for a driveway permit for a new driveway on Coon Rock Rd across from High Point Road to allow access to his shed and the field currently being farmed by Forseth's. The board pointed out that he does not need a driveway permit since there is no house being built and there is already an ag road. Halverson will be refunded the \$500 fee paid. No motions were made.

James Brodzeller purchased property on Coon Rock Road and was coming before the board to discuss obtaining a driveway permit. The Town Board does not grant driveway permits without a house on the property or the building of one. Mr. Brodzeller will wait until the building is scheduled and then will come before the board at that time to get both the building and driveway permits. He anticipates building to take place next year. There is a current field road on the property that can be used for the time being. No motions made.

Traci Halverson, Discussion of property on the corner of Coon Rock Rd and Highway 14: Halverson has two residential parcels, between 5-10 acres each that she would like rezoned from A1 to AR1. She has both lots currently for sale. Schott made the motion to approve the two residential lots from A1 to AR1 depending on the CSM Plan. Schutte seconded and the motion was carried.

Halverson would also like the 20-acre commercial lot on the north end of the property rezoned to B3 & B2. Dave Lucey expressed concern about rezoning without knowing what type of business will be going in there first and suggested waiting to see if there is interest before having the lots rezoned since it is not easy to rezone from commercial to residential in case a person wanted to build on those lots. Halverson was concerned that she will not be able to list the property for sale if it isn't zoned but was assured that advertising "potential commercial lots" is adequate for listing purposes. Halverson handed in the application and \$500 land rezone fee. She will also be put on the agenda for the Town of Arena Board meeting, Tuesday July 6th.

Leonard Pointek, representing Dan & Marsha Robson, came before the board to inquire about an ongoing issue about the property they own on Demby Road which is non-conforming. After much discussion, the board decided to turn down their requested amendment stating that if they did it for one parcel, they would have to do it for every piece of land that does not currently have a building site and an owner that wants one. The Robinson's purchased the 9.4 acres in 2018 knowing that it did not have a building site on it, and had been using the land for recreational purposes. Mr. Pointek pointed out that the Iowa County Zoning Commissioner, Scott Godfrey was informed of the issue and would be more than likely passing it at the county level, which

would mean that the township would not have a say in the decision. Mark Hottmann asked if there were public comments referencing the current topic of the Demby Road parcel.

Public Comments: John Halverson, informed the board that the 9.4 acres that the Robinson's own was zoned AR1 before there was conservancy zoning. There is a notation on the survey that the parcel is not buildable. The notation was in place when the property was purchased by the Robinson's in 2018.

Jackie Johnson-Kruse asked if the town has their own zoning ordinance, Lucey replied that the Town of Arena changed the whole plan in 2005, and this parcel was somewhat dropped through the cracks. Landowners that own around that parcel in question spoke up that they disagree with the change in zoning believing that another house on that property is not the best idea for the area and there will be added traffic in their driveways since there is an easement to the property along Troy McKeown's land. The neighbors argued that they were not able to purchase the land to build on before and it shouldn't be changed now. Landowners in opposition include Joel Kruse & Jackie Johnson-Kruse, Buddy McKeown, Troy McKeown and Russell Johnson. The property was originally split, with the building parcel going to one person and the rest going to the other, which is why the land parcel was "orphaned", but now if it is zoned AR1 and it meets all the requirements, it can be built on. The property owners will ultimately need to go before the Board of Adjustment to get a driveway permit since it is not feasible through the township. Discussion was also made to possibly allow a house but not a detached building. Joo asked when the zoning was changed. The property was purchased in December 2018, and the county said it would not be buildable, and now they will allow. Wisconsin Zoning Act 67 was referenced and will be further investigated as it contains to this.

An Amendment would be removing the restriction of the building. Without a motion it will remain the same. The neighbors would need to go to the county to speak against the rezone. The Arena planning and zoning committee will not make a recommendation of removing the restriction. The land is already zoned AR1 so the county board will not do anything with the property until a building permit is applied for. For the board to make the amendment, then the whole comprehensive plan will need to be changed.

No motion was made by the board tonight.

Public Comments: James Wenzler, gave the board a detailed plan of a solar array at his residence at 7503 Loy Rd. He has received the county's approval and it was suggested that he come before the Planning and Zoning Board to share his ideas and to keep the township informed. Mr. Wenzler's home is at the very end of Loy Road. He will have 13 solar panels that will give him his required electricity for his home. He also is in an agreement with Alliant Energy so the current will offset his power and Alliant Energy will pay him for any overage. He is 30 feet from the property line and made sure that any farm equipment will not be effected as it drives by. The planning board can make a recommendation and the town board will make the motion. Joo asked if the power will be able to be shut off if there is a fire. Solar disconnect is for the solar array only so there is no residual energy coming into the house in case of fire. There are no solar batteries that will be stored. His house will always be powered by Alliant, but solar will be the main energy source. Hottmann asked the board if they would be in favor. The planning commission is in favor of the solar array. Mr. Wenzler will be at the Town Board meeting on Tuesday July 6th.

Schott made motion to adjourn. Schutte seconded. Motion adjourned.

Submitted by Joni Johnson-Kropp, Clerk, Town of Arena.

July 26, 2021

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

Others Present: David Lucey, Bill Gauger, Andrea Joo, Mary Lockman, Larry Anding, Larry Keister, Don Hartung, Nick Jennings, Tom & Erlene Laudin

Meeting called to order at 7:00pm and Roll call was taken.

Verification of proper notice: TOA website, TOA facebook page, Town Hall, Arena Post Office

Approval of agenda: motion made by Schmidt, seconded by Schutte. Agenda approved.

Approval of previous month's meeting minutes: motion made by Schutte, seconded by Schott. Minutes approved.

Don Hartung: housing for employees. Hartung's have done employee housing in both Ohio and Iowa. H2A has requirements that are needed and their plans are complying with those requirements. Employees can only live there 10 months of the year, so it would be used for seasonal employees. One unit at the moment is all they would build at this point in time. The well from the shop would be the water source, and it is up to date with all the testing. The property is zoned A1 and would be able to stay A1 because it's over 40 acres and it is agriculture. It can have another residence on it for farm help. After some research it was determined that the parcel they would be building the house on is actually 39.25 acres. Since it is not a full 40, it may need to be rezoned or possibly the county could waive that. Joo explained that there is another parcel that could possibly be added to make the full 40 acres so it would not have to be rezoned. Hartung would need a certified survey to rezone the parcel. There is more land on the corner of Hayward Crossing and Helena, it is 40 acres and is a "dry corner" and could be another potential for building site. That northeast corner would require no rezone, but would need a well, unlike the first option near their shop. The third option would be near the woods to the northeast. Lucey will speak with Scott Godfrey and see what the county would require.

Nick Jennings representing Larry Anding whom had to leave early. Larry Anding is attempting to sell 3.9 acres to Larry Keister which is where his shop is located. Rezone to AR1. 4.32 is zoned D4. There is currently a conditional use permit for service of semi-trailer and trucks. Lot #1 4.32 acres, Lot #2 is 5.9 acres (Larry Keister's). Larry Anding is looking for a land division and rezone. Keeps conditional use as is, give the land division and rezone. Nelson made motion for land division and rezone. Heck seconded. Motion carried. Larry Anding will be on the agenda for the Board Meeting on Monday.

Public Comments: Earlene & Tom Laudin, 5830 Blue Ridge Rd. residence. They are concerned about the land sale pending that butts up to their farm. They had heard it was going to be a rehab center. David Lucey explained that some people had been talking to him that had mentioned doing that with the property, but it has only been talk. It's 80 acres that is zoned ag. Schott recommended that the Laudin's keep an eye on the upcoming agendas to watch for anyone rezoning that land.

Nelson made motion to adjourn, Heck seconded. Meeting adjourned.

Submitted July 26, 2021

Joni Johnson-Kropp, Clerk

August 30, 2021

Board Members Present: Cheryl Schmidt, Wayne Schutte, Rand Schott, Cheryl Heck

Board Members Absent: Mark Hottmann, Ingmar Nelson

Others Present: David Lucey, Bill Gauger, Andrea Joo, Amanda & Billy Wipperfurth, Dan Kippley

Meeting was called to order at 7:04pm by Cheryl Schmidt.

Roll Call was taken, Mark Hottmann and Ingmar Nelson Absent.

Verification of proper notice: TOA Facebook Page, TOA website and TOA Hall board

Approval of Agenda was made by Heck, seconded by Schott.

Approval of previous month's minutes was made by Shutte, seconded by Schott.

Amanda and Billy Wipperfurth, 7280 Demby Rd. They currently own two tax parcels, one is 14 acres and the other is 5 acres, conjoining. The 14 acre parcel is non-conforming. Currently there is 19.16 on the deed and Scott Godfrey at Iowa County said that the county will go along with the board's recommendation. Motion made by Heck to rezone the 14 acre parcel from A1 to AR1. Seconded by Schutte. No further discussion, motion carried. Wipperfurth's filed the appropriate application and paid the fee associated with it. The Wipperfurth's will come before the Town Board on the following Monday.

Dan Kippley on behalf of his client, Raymond Iehl, 7860 Mellum Rd. Building and Driveway permits. The plans from Mr. Kippley were shared with the board members and they agreed that there would not need to be a rezone on the property. Permit for septic already filed at the county. The applications for permits were filed with clerk and payments made for those permits. Mr. Kippley will come before the Town Board on the following Monday.

Cal Jensen, currently has one acre with home and shed on Coon Rock Rd. He discussed with the PZ Board if he would be able to purchase 5 acres from his neighbor, Mabel Schofield and rezone from non-conforming A1 to AR1. He also explained that he would eventually like to change to commercial for business with his home on the property. Board members reviewed the plans and recommended that if he purchases the land he could then rezone his one acre from non-conforming to AR1, and then rezone the 5 acres as commercial and have an easement to back property all at once instead of in installments. That way he wouldn't need to keep paying for rezone on the same piece of land.

Public Comments: David Lucey brought up the matter of an issue between disputing neighbors over a driveway. He explained that one homeowner moved his driveway which puts his fire number at the wrong entrance and could potentially cause emergency personnel confusion if they were to be called to the residence. Lucey will look further into the matter.

Motion to adjourn made by Schotte, Schutte seconded. Meeting Adjourned

Submitted Sept. 27, 2021

Joni Johnson-Kropp, Clerk

September 27, 2021

Board Members Present: Mark Hottmann, Cheryl Schmidt, Rand Schott, Wayne Schutte, Cheryl Heck.

Absent: Ingmar Nelson

Others Present: Mary Lockman, Shawn Keyser, David Lucey, Andrea Joo, Bill Gauger

Meeting was called to order at 7:06pm by Mark Hottmann.

Roll call was taken, everyone present with the exception of Ingmar Nelson.

Verification of proper notice: Town of Arena hall, TOA Website, TOA Facebook page

Approval of Agenda: Motion to approve agenda made by Heck, seconded by Schott.

Approval of Previous Month's Meeting Minutes: Motion to approve previous month meeting minutes made by Schutte, seconded by Schott. No further discussion.

Sandy Peterson, 8190 Peterson Rd. Rezone 1 acre parcel to AR1 with house was discussed. Sandy would like to sell the house that is currently sitting empty. Board discussed that she would need CSM and a shared driveway agreement. Motion made by Heck to approve the rezone, seconded by Schott. Motion carried.

Public Comments: Shawn Keyser purchased 40.54 acres on the corner of Knight Hollow Rd and Peterson Rd. There is a current Ag road on the property and he would like to put gravel on top of the existing road and asked the board if a permit would be needed. After discussion it was decided that a driveway permit was not needed if the road is already there, in use, and just gravel was going to be added to it.

Schott made the motion to adjourn, Schutte seconded. Meeting adjourned.

Monday, October 25, 2021

Planning & Zoning members present: Mark Hottmann, Cheryl Heck, Cheryl Schmidt, Rand Schott, Wayne Schutte, Ingmar Nelson

Others Present: Eva Balfanz, Michael Balfanz, Hannah White, Luke White, Gary Heck, Mark Rauls, Kari Legler, Ty Runyun, Jerry White, John White, David Lucey, Andrea Joo, Bill Gauger.

1. Call to Order was made at 7:00pm by Mark Hottmann
2. Roll Call was done and all board members were present.
3. Verification of Proper Notice: TOA Facebook, TOA Website, TOA Hall
4. Approval of Agenda motion was made by Schutte, seconded by Schott
5. Approval of Previous Month's Meeting Minutes motion made by Heck, seconded by Schutte.
6. Gary Heck, 7702 Wittwer Rd. Land Division. Rezone and land division of 7 acres for the sale to Terry Askevold. Rezone to AR1. Land is currently in the 500 year flood plain. There is a building site with the parcel. Ingmar Nelson contested that there is a building site with that land and believes that the Hecks may be taking building sites from his 200 acres's sites. Cheryl and Gary Heck explained that it would not have any impact on his current land or building sites. The land they purchased in 1999 and a copy of the deed proves that there were two building sites remaining on their property. Schmidt made motion to rezone ag to AR1 and divide. Contingent on when parcels were formed and building sites obtained. Schutte seconded. Ingmar and Cheryl Heck abstained from voting. Motion passed without further discussion.

7. Hannah White, purchased land on Willison Rd. they went to the county to talk with Scott Godfrey with the survey and quick claim deed. .38 of an acre is the land in question. The county told them to come to the township. Andrea Joo explained that it may be an error and should be re-surveyed. David Lucey will contact Scott Godfrey and see where they should start. The White's also went to Midwest Title but the information was not conclusive.
8. John White & Jerry White 7324 US Highway 14, Land Division & Rezone: Lot 2 on Hwy 14 of parent's land. They would like to split land to sell with home on the land and Jerry White will purchase the remaining land that is bordering his land but as a separate lot totaling 1.12 acre. White's will need to have a certified survey done. Motion was made by Schmidt to divide off lot 2 which was previously agreed upon in August 2005. Heck seconded the motion. Nelson abstained from vote siting there was not enough information. Motion was carried.
9. Mark Rauls, 7960 Sweeny Rd. Barneveld, Rezone A1 to AR1. 28.629 acres on Sweeny and purchasing 29.998 on Knight Hollow with a building site. Heck made motion to approve rezone contingent on purchase of property from Marge Neumier. Nelson suggested an affidavit saying that there will be a transfer of a building site with the land stated on the deed. An affidavit being recorded on from the seller recorded at the county. Schutte seconded the motion and it was carried.
10. Ty Runyun/Kari Legler, 8771 Knight Hollow Rd. Rezone to Business: Rezone to RB1- an Auto business. Building is currently already standing. It would be a residential business 1. Nelson made motion to rezone to RB1 with conditions as listed in his information packet which includes the following: repair, maintenance, retail, painting of light duty trucks, trailers, personal vehicles and detailing. Hours of operation were discussed. Schutte seconded and motion carried.
11. Cal Jensen, Coon Rock Rd. Land rezone discussion - Absent
12. Public Comments: none
13. Schutte made motion to adjourn, Nelson Seconded.

Submitted by: Joni Johnson-Kropp, Clerk, Town of Arena

October 30, 2021

November 29, 2021

Present: Cheryl Heck, Ingmar Nelson, Wayne Schutte, Mark Hottmann, Cheryl Schmidt.

Absent: Rand Schott

Others Present: Bill Gauger, Dave Lucey, Andrea Joo, Mary Lockman, Vern & Evie Halverson, Bill & Amanda Wipperfurth, Luke & Hannah White, Duane Pretsch

Schutte motion to approve agenda-contingent on the approval of October's minutes; Schmidt 2nd. Passed.

#6-Wipperfurths-asking for a land division and 3 rezones. They have approx. 14 acres parcel and a 5 acre parcel zoned A1. They are taking property from Bill Sr. & Karen Wipperfurth's property to add to their 14 acre parcel. They will rezone their two parcels and Bill Sr.'s parcel. Heck motion to approve the 3 rezones and 1 land division contingent on the CSMs. Nelson 2nd. Passed.

#7 – no show

#8 – Evie & Vern Halversons. Asking for a land division and rezone to AR-1 regarding a 7.7 approx. acre piece with 1 of the remaining building sites from Parcel A of the Brost property they purchased on Coon Rock Road. Schmidt motioned to accept the land division and rezone – Schutte 2nd. Passed.

#9 – Halversons discussion on the Hayward Crossing/Willison Road, Meise property 300' frontage, 1/3 acre parcel that is orphaned/a parcel gap. Evie did a title search on the whole subdivision and it came down to Meises still owning that 1/3 acre. They are going to have to do a probate action to get the land usable. The Meise family wants to know if the lot will be buildable. Discussion was that yes. Whites and Pretsch weighed in on the parcel they just purchased and it was discussed that they could not divide their parcel, purchased as one parcel to have two building sites-this other parcel is “no man’s land” matter. Evie will begin the process of probate to get the land ownership determined.

#10 – no show

#11- Cal Jensen purchasing 5 acres from Schofield on Coon Rock Road to rezone to commercial for his business. He owns 2 acres which is his house. He has to have an easement to get to his 5 acre parcel in the back.

Public Comment.

Motion to adjourn Schutte, 2nd by Nelson. Passed.

Submitted by Cheryl Schmidt

December 27, 2021

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

Others Present: Jim Hamilton, Joe Hamilton, Tim Larsen, Pete Schrilin?, Justin Lipska, Adam Gile

Board Members Absent: David Lucey, Bill Gauger, Andrea Joo

Meeting was called to order at 6:01pm by Mark Hottmann and roll call was made.

Schmidt made motion to approve current agenda, Nelson seconded. Agenda was approved.

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

Nelson made the motion to approve November’s meeting minutes, Heck seconded. Schott advised that his name was misspelled which was corrected. November meeting minutes were approved.

Schmidt made the motion to approve October’s meeting minutes, Heck seconded. October’s meeting minutes were approved.

Jimmy and Joe Hamilton, co-owners of Vortex Optics, came before the Planning committee with a well thought out plan regarding rezoning of their 326 acres on Coon Rock Road from A1 to B2, Commercial, for an

instructional shooting range. They outlined what they have planned regarding educational and instructional firearms training during regular business hours and all they have done to limit the loud repercussions from targets and firearms. They have been in contact with Scott Godfrey at Iowa Planning on how to proceed correctly and also have figured ways to be thoughtful to the surrounding neighbors. They will come before the Arena Town Board next Monday evening for another brainstorming session and to seek rezoning for the property at 6871 Coon Rock Road. Committee members suggested conditions and restrictions for the rezoning such as: no overnight lodging or camping, no food or beverage sales, certain hours of operation. The Hamilton brothers were adamant that the property is not intended to become a public shooting range, it would be highly controlled and used for instructional classes or employees only. The shooting range is set in the valley behind what used to be the Orcutt family barn. There is currently a shooting shelter with sound deadening materials installed which are inspected and tested by sound engineers. They also have sound deadening material on the steel backed targets that are down in the valley to reduce the sound of impact. There is a secure gate access and tight security about the property so there would not be any worry that trespassers could go around shooting at the targets. The Planning and Zoning committee tabled the rezone for the time being until after the Hamilton's came before the Board Members next Monday but are leaning towards being in favor of the rezone.

Public Comments: Adam Gile, 10.7 acres on the corner of Sweeney Rd and Cty HH. He would like to rezone from A1 to AR1 for the possibility of building a home there in the future. The property was previously his father's. He will come before the Planning and Zoning on January 31st with the deed/title and application to rezone.

Schott made motion to adjourn, Shutte seconded. Meeting adjourned.

Submitted December 27, 2021

Joni Johnson-Kropp, Clerk