TOWN OF ARENA PLAN COMMISSION

January 7, 2019

PRESENT: John Wright, Bill Gauger, Cathy Acker, David Lucey, Minnie Gauger, Mark Hottmann, Ingmar Nelson, Wayne Schutte, Andrea Joo, Jim Whitaker

OTHERS: John Halverson, Dick Peck, Ray Porter, Rod and Curtis Johnson, John English, Matt Seguim, Mike LaSisjonila, Kim Starr Shutter, Barbara Howl?, Brent Drews, Nancy Por?, Jeff Wirth, Larry J Lemont?

The Plan Commission meeting was called to order at 6:00 pm. Roll call was taken. Plan Commission Quorum present.

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Peck: First, he is asking to enlarge the existing B-2 Hwy Lot and will need to include, as a conditional use, all existing and proposed uses on that lot.  Currently, the only approved uses on record are a farm market and craft fairs.  He’ll need to again at least request these, as well as the deer farm, petting zoo and hay rides.

The corn maze he has operated to the east is considered “agritainment” by definition in the county zoning ordinance.  This necessitates zoning that 10 acres to the AB-1 Ag Business district with a conditional use for agritainment.  If the Town only wants that to consist of a corn maze, it should make that a requested condition.  Here is the definition within the ordinance:

Agritainment

A farm based activity, enterprise, or business that combines the elements and characteristics of agriculture and tourism, which is not necessarily located in an existing building and may have more than one full time employee.  Examples of agritainment include:  corn mazes; hay rides; sleigh rides; on farm tours; agricultural related museums; demonstrations of farming practices, techniques and methods; haunted barns and similar activities which are related to agriculture.

Finally, the balance of land south of the market that is proposed to be sold to Alsum Farms is being proposed to be zoned C-1.  This allows continued cropping, but no construction.

Land Division; Re-zone 3.2 acres rezone to B2 totally 5.8 Acres to existing Farm Market. 32 acres to sell to Alsums. Needs to be re-zoned to AB-1 Ag Business.

Plan Commission heard first: Schutte motion for a Re-zone 3.3 acres rezone to B2 totally 5.8 Acres and land division to 5.8 acres hay rides, petting zoo, brat stand, farm market, equipment storage, and craft fair for conditional use. Joo Seconds. Motion carried.

Schutte motioned to Re-zone corn maze from A-1 to AB-1 totally 10 acres.with conditional use for Agritainment including corn mazes; hay rides; sleigh rides; haunted shed, well maintained dumpster. Joo seconded. Motion carried. Peck agreed to have a designated crosswalk to enhance safety.

Schutte moved to approve minutes with above recommendations. Joo seconds. Motion carries.

Joo motions to Re-zone 32.447 from A-1 to C-1. Schutte seconded. Motion carried.

Plan Commission is adjourned.

TOWN OF ARENA PLAN COMMISSION

January 28, 2019

Present: Cheryl Schmidt, Mark Hottmann, Andrea Joo (late), Ingmar Nelson, David Lucey, John Wright, Bill Gauger, Wayne Schutte.

Others Present: Dennis Halverson, Emily Martorano, Ana Maria Vascan

The meeting was called to order at 6:00 pm. Roll call was taken. All present. Joo late. Schutte moved to approve the minutes of the December 18, 2017 meeting. Nelson seconded. Minutes approved.

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; TownofArena.com; Town of Arena on Facebook; Arena BP; Grandma Mary’s**

Emily Martorano, Ana Marie Vascan-wants to purchase 55 acres from J. Rasmussen. They’re in Avoca now and raise pork, mushrooms, eggs and sell at farmers market. The newer house, zone AG 1 now. Discussion on other zoning because they would like to do a B & B-AB or B2. PC thought was that it was a good idea so they’ll move forward on the purchase.

Dennis Halverson-Higgs farm at east end of Loy Road. Lot 1 will be 16 acres with buildings. Neighbor Hamilton will get the rest of the acreage, 32 acres of the 48 acres there. Need rezone from A to AR-1. Motion by Nelson to approve contingent on the CSM turned in. Schutte, 2nd. Passed. Paid check $500.00.

Andrea in.

Public comment: Meeting Monday, 2/4 at 5:00 p.m. with Peck, Lerner, and Rosenthal.

Schutte motioned to adjourn. Nelson second. Motion carried. Adjourned

Next Meeting February 25, 2019

TOWN OF ARENA PLAN COMMISSION

February 25, 2019

Present: Cheryl Schmidt, Mark Hottmann, Andrea Joo , Ingmar Nelson, David Lucey, John Wright, Bill Gauger, Wayne Schutte. Cathy Acker

Others Present: None

The meeting was called to order at 6:00 pm. Roll call was taken. Schott not present. January 7 and January 28, 2019 Schutte moved to approve the minutes of the meetings. Joo seconded. Schmidt motioned to approve the January 28th minutes. Nelson seconded. Minutes approved. **Posted: Town Hall; Arena Post Office; Arena Peoples Bank; TownofArena.com; Town of Arena on Facebook; Arena BP; Grandma Mary’s**

Discussed the Peck Land Division, Conditional Use before the County Meeting Thursday, February 28th.

The motion from the January 7th meeting (*Schutte motioned to Re-zone corn maze from A-1 to AB-1 totally 10 acres.with conditional use for Agritainment including corn mazes; hay rides; sleigh rides; haunted shed, well maintained dumpster. Joo seconded. Motion carried. Peck agreed to have a designated crosswalk to enhance safety.)* was revised.

Joo motions to adjourn. Nelson seconded.

TOWN OF ARENA PLAN COMMISSION

March 25, 2019

Present: Cheryl Schmidt, Mark Hottmann, Andrea Joo, Ingmar Nelson, Rand Schott, David Lucey, John Wright, Bill Gauger, Cathy Acker

Others Present: Jon Joo, Steve Jahnke, Kay Millonzi, Robert Davenport, Will Orth, Christina Kukowski, Rachel Bradley, John Bradley, Randy Hartung, J. Gruber

The meeting was called to order at 6:00 pm. Roll call was taken. Schutte not present.

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; TownofArena.com; Town of Arena on Facebook; Arena BP; Grandma Mary’s**

Schmidt motioned to approve the agenda. Joo seconded. Motion approved

February 25 minutes. Nelson moved to approve the minutes of the meetings. Joo seconded. Motion approved

Jahnke: Firearms sales and gunsmithing out of his home. Pine Road. Property zoned AR-1. Allowed as houseowner occupation from the county. Order guns for raffles, sales. Has an approved Federal Firearms Permit. No business sign. No conditional use needed.

Davenport/Malanzi: Building Permit 7374 River Road, R3 zoned. Not enough acreage for a building site. 1.34 Acres. No access. Doesn’t fit the township ordinances.

Orth/Kakowski: Wants to purchase a property on Helena Rd. 2 parcels 110 acres. Three building sites. One piece 53 acres, one 57 acres. Two single family residence. A1 Zoning. Information only.

Meetings will be November through March 6pm. April through October 7 pm.

Driveway Permit Discussion: If using an existing driveway no need for permit, if extending driveway needs new permit.

Hartung: Building permit. 6206 Ray Hollow Rd. Tearing down house and dispose of it. Building new one. Footprint for the driveway is the same. Schmidt motions to approve building permit. Schott seconded. Motion carried. $1000

Nelson moved to adjourn. Joo second. Motion carried.

Next Meeting: April 29 at 7 pm.

TOWN OF ARENA PLAN COMMISSION

April 29, 2019

Present: Cheryl Schmidt, Mark Hottmann, Andrea Joo, Rand Schott, David Lucey, John Wright, Bill Gauger, Cathy Acker

Others Present: J. Gruber, Emily Martorano. Gene Wilkinson, Diane Wilkinson, John Bradley, John Rasmussen,

The meeting was called to order at 7:05 pm. Roll call was taken. Ingmar Nelson absent.

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; TownofArena.com; Town of Arena on Facebook; Arena BP; Grandma Mary’s**

Schmidt motioned to approve the agenda. Schutte seconded. Motion approved

March 25th minutes. Schmidt moved to approve the minutes of the meetings. Schott seconded. Motion approved

*Martorano – Conditional Use 6901 High Pt Rd., Bed and Breakfast. 55 acres now owned by Rasmussen. Recreational/Residential/Rental so no re-zoning required. Grow mushrooms, 6-10 pigs, agriforestry, chickens, Bird House Inn. 4 rooms, insured, licensed by state. Supervision because they are living there the year round. Does have a shared driveway. Maxwell, Swensons, Moores exhibited letters in support. Copy of easement and driveway agreement submitted. Diane Bower Wilkinson spoke. Property next door. Opposed* to the Bed & Breakfast. Afraid that the roomers will wander on to their property. They don’t want that. Several people have talked to the Board on the behalf of the Bed and Breakfast. John Bradley uses the shared driveway. Feels it should be re-zoned to B2. Does not want the CUP. Doesn’t feel the Bed and Breakfast should be considered under the Recreational/Residential/Rental and should be commercial. Shared driveway shouldn’t be used as a commercial shared driveway. Bradley feels that a commercial use is not consistent with the area. Emily’s attorney Kay Millonzi, spoke and disagreed with the neighbors. 91.01 Farmland Preservation. Accessory use. Not expanding building. Fits with this statute. Schutte moves to approve the CUP for Bed and Breakfast with a maximum of 4 bedrooms contingent up acceptance of driveway and parking. Schutte seconded. Motion carried. Will be meeting for a driveway site visit on May 1 at 6pm. Pd $250

Gruber: re-zone end of Loy Rd. 12 acres. Schutte moves to approve re-zoning and land division to AR1 two new lots and reconfiguring a third lot contingent upon an approved CSM. Schott seconds. Motion approved. $500

Brownlee: 6736 US HWY 14. Storage units on parcel with existing shop. Two buildings 40x100. Gated. Moving driveway. Needs written permission from DOT. Lot 2 needs to re-zone to B2. Schmidt motions to approve re-zone of Lot 2 parcel 5.2 acres to B2 contingent on DOT and CUP on 4 storage units and CUP of 24 outside storage units. Schott seconded. Motion carried. $500

Orth: Helena Road. East of Lake Louie Brewery. 53 acres with 2 building sites. Halverson did survey. 2 lots Covenants single family residential containing minimum 2 acres of land. Survey on 5 acres. Survey on the 53 acres. Rest stays as A-1 Schutte: motion to approve land division and re-zone 5 acres to AR1. Joo seconds. Motion carried. $500 One building site for the 5 acres and 1 for the 47 acres.

Hanson/Sayers: Roberts Rd. Driveway and Building permit. 10 acres. Re-zoned AR-1 in 2002. Schott moves to approve building 1800 square ft. and driveway permit for parcel on Roberts Rd., Schutte seconded. Motion carried. $1500. Pd $500.

Halverson: Re-zone and land division for Howick Farm on Hwy 14 to AR-1. Approximately 30 acres. Joo motions to re-zone and land division on approximately 28-30 acres from A-1 to AR-1. Schott seconded. Motion carried. pd $500. Originally 285 acres. 9 building sites. 205 acres Halverson 7 building sites.. Hartungs have 2 bldg sites. All 7 building sites are still available for Halversons. No opposition to the 7 building sites on the Plan Commission.

Public Comments: Noise problem at Coon Rock Rd. with guns shooting.

Joo motions to adjourn. Schutte seconded. Motion carried.

Adjourned 9:50.

TOWN OF ARENA PLAN COMMISSION

June 3, 2019

Present: Cheryl Schmidt, Mark Hottmann, Andrea Joo, Rand Schott, David Lucey, John Wright, Bill Gauger, Cathy Acker, Ingmar Nelson

Others Present: Bill Buckeridge, John Halverson, Robert Davenport

The meeting was called to order at 6 pm. Roll call was taken

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; TownofArena.com; Town of Arena on Facebook; Arena BP; Grandma Mary’s**

Schmidt motioned to approve the agenda. Schutte seconded. Motion approved

April 29, 2019 minutes. Schmidt moved to approve the minutes of the meetings with corrections as state. Schmidt seconded. Motion approved.

Buckeridge: Three CUP on property. Farm house as tourist cottage on Lot 1. And 2 CUP for storage and residence in one big building on Lot 2. Farm house will not be used for permanent residence. All zoned B2. Want more info on site plan for the storage and residence site. With setbacks before the CUP is issued. Tourist cottage CUP. Schutte moves to grant a CUP to use the existing farm house as a tourist cottage. With a restriction of no more than 30 days at a time. Schott seconded. Motion carried.

Davenport: Re-zone Lot from R3 to R1 on River Road. Discussion tabled. Schutte moves to table this, Schott seconded. Motion carried.

Gruber not present.

Schutte moves to adjourn. Joo seconded. Motion carried.

TOWN OF ARENA PLAN COMMISSION

June 24, 2019

Present: Cheryl Schmidt, Andrea Joo, Rand Schott, David Lucey, John Wright, Bill Gauger, Cathy Acker, Ingmar Nelson, Wayne Schutte,

Others Present: John Halverson, Robert Davenport, Don and Rosemary Doescher, Marge Brueschler, Gary Henshue, Rick Peterson, Linda Schutte, Jodi and Brian Gruber,

The meeting was called to order at 7 pm. Roll call was taken. Mark Hottmann not present.

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; TownofArena.com; Town of Arena on Facebook; Arena BP; Grandma Mary’s**

Joo motioned to approve the agenda. Schutte seconded. Motion approve

Schutte moved to approve the minutes of the June 3, 2019 meetings with corrections as state. Nelson seconded. Motion approved.

Gruber: re-zoning, building, driveway on Loy Rd. Removed Lot 4. Made lot 3 bigger to include a well that was already there. House AR1 and remaining land is commercial. Want to change to A1. Then zone the three lots to AR1. 4 building sites. Joo motions 5 acres zoned AR1, 12 acres non-conforming Ag, 112 acres commercial, to be converted to A1. There will be one re-zone fee. If the second motion doesn’t go through the first motion is null and void. Schott seconded. Motion carried. Joo motions to approve Lots 1, 2 and 3 per certified survey map Job#17-2765 re-zone to AR1. Noting there is a 4th building site available for future use. Remaining land to have a conservancy overlay. Schutte seconded. Motion approved.

Building and driveway permit on Lot 3. Nelson motions to approve building and driveway permit. Joo seconds. Motion carried.

Davenport: re-zone River Rd. Zoned R3. Unable to build on it. Joo motions to not approve a building site on River Rd. Schott second. Nelson oppose. Motion carried.

Peterson: Wants to rezone 6.5 acres from B3 to AB1 on Hwy 14. Has 49 goats. Schott motions to approve re-zone on 6.5 acres from B3 to AB1 commercial livestock operation with residence and a recommended CUP for 100 goats. Schutte seconded. Motion approved.

Henshue: Bugtussel tower on Fortier Rd. Property owner William Tatro. 150 feet. Outside Riverway. Needs driveway permit. Bugtussel on top of tower. High priority tower, First Net services for emergency responders, AT&T data services. Schutte motions to approve driveway permit. Schott seconds. Motion carried

Bruescher: Wants to up the CUP of animal units on her farm. 8650 BlynnRd. Goats and chickens. No motion made.

Doescher: Looking at purchasing 41.7 acres (old Pailing farm) at 5713 Blue Ridge. There is a trailer on the property. Is there a building site on the property if they remove the trailer. There are two building sites on the property as discussed.

Shooting nuisance at Vortex on Coon Rock Road.

Schutte moves to adjourn. Nelson seconded. Motion carried.

TOWN OF ARENA PLAN COMMISSION

July 29, 2019

Present: Cheryl Schmidt, Andrea Joo, Rand Schott, David Lucey, John Wright, Bill Gauger, Cathy Acker, Ingmar Nelson, Mark Hottmann, Wayne Schutte.

Others Present: Jason Needham, Justin Quick,

The meeting was called to order at 7 pm. Roll call was taken.

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; TownofArena.com; Town of Arena on Facebook; Arena BP; Grandma Mary’s**

Schmidt, motioned to approve the agenda. Schott seconded. Motion approve

Schmidt moved to approve the minutes of the June 24, 2019 meetings. Schutte seconded. Motion approved.

Needham/ Justin Quick: Currently zoned A1 and needs to be re-zoned to AR1. No need for a CUP because it is over 5 acres. Joo motions to re-zone 7439 Timberline Rd. from A1 to AR 1. Schutte seconded. Motioned carried. Pd $250

No public comments.

Schott moves to adjourn. Schutte seconded. Motion carried.

Next meeting Aug 26th, 2019

TOWN OF ARENA PLAN COMMISSION

August 26, 2019

Present: Cheryl Schmidt, Andrea Joo, Rand Schott, John Wright, Cathy Acker, Ingmar Nelson, Mark Hottmann.

Others Present: Tom Noonan, Joek Geissbuhler – JG Construction, Jim Draxler, Cathy Bleser, Dan Krunnfusz, Jeff Maier.

The meeting was called to order at 7 pm. Roll call was taken. Schutte not present.

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; TownofArena.com; Town of Arena on Facebook; Arena BP; Grandma Mary’s**

Schmidt motioned to approve the agenda. Nelson seconded. Motion approve

Schmidt moved to approve the minutes of the July 29, 2019 meeting. Joo seconded. Motion approved.

Krunnfusz/Bleser Building, Driveway 5401 Knobbs. The ag road will not be used for driveway. Putting in an 18 inch culvert per township regulations. 2100 sq feet main level. Two car garage. Nelson moves to approve the driveway and building permit for 5401 Knobbs Rd. Schmidt seconds. No further discussion. Motion carried. Pd $1500.

Draxler: Building, Driveway 5611 Blue Ridge Rd., Driveway already previously approved. 2400 sq foot main level 4 bedroom ranch. Nelson moves to approve 5611 Blue Ridge Rd. driveway and building permit. Schott seconds. No further discussion. Motion carried. Pd $1500.

Howe, Building permit 6975 Baker Rd. Replace home. Configuration of the house is different, but the house is going into the same footprint. 18.49 acres. Schmidt motions to approve building permit for 6975 Baker Rd., Joo seconded. pd $1000

Public Comments: Jeff Maier. Buildings and grounds committee and school district. 120 acres of River Valley School Forest off Hwy 14 and Coon Rock Rd. Would like input by Monday Sept 23rd at their meeting. Would like representatives of the town to present comments on what we would like to see the land to become.

Schott moves to adjourn. Nelson seconded. Motion carried.

Adjourned.

TOWN OF ARENA PLAN COMMISSION

September 30, 2019

No agenda items – Meeting Canceled

TOWN OF ARENA PLAN COMMISSION

October 28, 2019

Present: Cheryl Schmidt, Andrea Joo, Rand Schott, David Lucey, John Wright, Bill Gauger, Kari Legler, Ingmar Nelson, Mark Hottmann, Wayne Schutte.

Others Present: Henry Fasking

The meeting was called to order at 7 pm. Roll call was taken.

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; Town of Arena on Facebook; Grandma Mary’s**

Schmidt motioned to approve the agenda. Schott seconded. Motion approve

Schutte moved to approve the minutes of the August, 2019 meeting (no meeting was held in September.) Schmidt seconded. Motion approved.

Henry Fasking –This is a zoning, not building as the agenda had- 7010 Coon Rock Road: purchased in March, put up Cleary building. Scott Godfrey looked at zoning. Has to be zoned with today’s coordinates in order for permit to be approved. No windows, on concrete pad. Has to be AR1 zoned. 36’X40’ building. Motion – Nelson rezone 20.3 acres from A1 to AR1. Schmidt second. Motion approved

Rand Schott – Zoning - 6465 Coon Rock Road – purchase of 5 acres. Motion – From A1 to AR1 zoning. Rezone pending on final sale of purchase of property and land division. Schutte motioned to approved, Nelson second. Motion approved. Schott abstained himself from the vote but was involved in the discussion

David and Kim Sears – not present

Public Comments:

Hottman – moving meeting to 6pm due to daylight saving until March

Schutte – discussion regarding shooting sound at Vortex. Spoke to owner regarding building a 3 sided enclosure to baffle the noise

Discussion regarding Arena officers having authority until Iowa County officers arrive which would save on time until Iowa County to arrive. Too much time spent trying to get that permission. No cost for this service.

Discussion regarding EMT staffing

Schott moves to adjourn. Schutte seconded. Motion carried.

Adjourned.

TOWN OF ARENA PLAN COMMISSION

November 25, 2019

No agenda items – Meeting Canceled

TOWN OF ARENA PLAN COMMISSION

December 30, 2019

Present: Cheryl Schmidt, Andrea Joo, Rand Schott, David Lucey, John Wright, Bill Gauger, Kari Legler, , Mark Hottmann, Wayne Schutte.

Absent: Ingmar Nelson

Others Present: Bob Benson, Mark Srozinsky, Terry Ruchti, Bryant & Kari Fisher Kevin Meister

The meeting was called to order at 6 pm. Roll call was taken.

**Posted: Town Hall; Arena Post Office; Arena Peoples Bank; Town of Arena on Facebook; Grandma Mary’s**; **TownofArena.com**

Schott motioned to approve the agenda. Schmidt seconded. Motion approve

Schmidt moved to approve the minutes of the October 28, 2019 meeting (no meeting was held in November.) Schott seconded. Motion approved.

River Valley School Forest Hwy 14 discussion – Mark Strozinsky (head of buildings and grounds for River Valley school committee.) Presenting possible sale of the school forest already zoned at A1. Discussion on what would be the best use for the 121 acres.

Bryant & Kari Fisher – Knutson Rd Driveway Permit – Terry Ruchti (relator present on their behalf). Driveway is acceptable as is so no need for a permit.

Kevin Meister – Purchase of 7609 Knutson Rd – Discussion if purchase goes through he could get a building permit in the spring. Submit building and driveway permit then.

Public Comments: Discussion on land division and payments. Statutes will be reviewed and discussed

Sugarland is selling - discussion on future plans for future buyers

Bob Benson – Rezone inquiry – Highway 14/Old CJ’s building

Schott moves to adjourn. Joo seconded. Motion carried.

Adjourned.