TOWN OF ARENA PLAN COMMISSION

January 29, 2018

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

Others Present: Lisa Kopic, Shannon Leitzke, John Halverson, Mary Lockman, Nathan Miexelsperger.

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

Miexelsperger: 7123 Helena Road, existing house and barn would like to put a caretakers quarters in the barn, to be used during winter months. It is 42 acres, new owners, and county considers it a farm. Debate on whether if somewhere down the line they sell the place and then the new owners could use it as a rental. At this time it doesn’t fit our plan. Miexelsperger will meet with the Board and Scott to continue the discussion and get some info on how to go. This will be tabled until Plan Commission Meeting February 26th..

Leitzke: Second horse Conditional use. Already has one horse with a conditional use and wants to up it to 2 horses on one acre. The second horse is already on the property. The first conditional use was broken by adding the second horse before talking with the commission. Schutte makes a motion to deny the second horse conditional use. Schmidt seconds it. The conditional use was not approved. The second horse must be removed from the premises by the end of January.

Halverson: River Road updated survey of lands. Lots were sold and lot lines were messed up. Still needs to talk to a landowner that owns a lot of the easement property along the road. The town will need to make the final decision on the lot lines. The road is an issue and needs to be deeded separately and the location of the road is still an issue. The road is owned by one landowner.

Public Comments: Schutte was at the Driftless Area Land meeting. The group wants to put a hiking trail to connect Gov Dodge, Blue Mound and Tower Hill park. Trail 4 feet wide like the Ice Age Trail. Should be about 50 miles long when they are finished. Are looking for easements and donations.

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

Next meeting: February 26, 2018 6 pm.

TOWN OF ARENA PLAN COMMISSION

Feb 26, 2018

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

Others Present: Lisa Kopic, Shannon Leitzke, Vern and Evy Halverson, John Halverson, Mary Lockman, Nathan Miexelsperger, Jim Whitaker,

The meeting was called to order at 6:00 pm. Roll call was taken. All present. Nelson moved to approve the minutes of the January 29, 2018 meeting. Schmidt seconded. Minutes approved.

Harrop/Halverson: Land Division: Harrop Estate. 5 acre parcel around existing building on KK. Rest to stay in Ag. Total 125 some acres. Re-zone/Land Division: Schmidt motioned to approve. Motion carried. Paid $500.

Sorg: Not present.

Halverson: Land Division Blue Ridge Rd. Tabled until next month.

Miexelsperger: 7123 Helena Rd. Building permit, conditional use/re-zone.

Over 40 considered a farm. Farmland Preservation. Building permit was approved at the county. Do not need re-zone or conditional use. Paid $1000.

Leitzke: Conditional Use for 2nd horse. Coon Rock Rd. Lawyer says you can increase by one. Schott is expressing his opinion that there is not enough room for two horses on that small a lot. Schutte is talking about the zoning laws that she has ignored. Schott motions to deny conditional use for two horses. Schmidt seconded. Motion carried.

Szalaowski: Building site on Blue Ridge - Knutson 41.42 acres. Would like to build home. Zoned A-1. Does not own the property as yet. Would like to see if he would be able to get a building permit. The Plan Commission would like to do a site inspection February 27th in the morning. No need for motions at this time.

Public Comment: Driftless Land Conservancy. Are we doing anything with the Village? Land density info. Selling building sites to parcels that are non-conforming at this time.

Ordinance has to be specific to driveway, building etc. More discussion and clarification needed on this.

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

Next meeting: March 26, 2018 7 pm.

TOWN OF ARENA PLAN COMMISSION

March 26, 2018

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

Others Present: Vern and Evy Halverson, John Halverson, Terry and Tracy Clements, Paul and Judy Swenson, Chris Kirkpatrick, Carl Pohlman, Ed Norland,

The meeting was called to order at 7:00 pm. Roll call was taken. Wayne Schutte absent. Schmidt moved to approve the minutes of the February 26, 2018 meeting. Nelson seconded. Minutes approved.

Pohlman/ Pohlman is purchasing 28.84 acres on HH with a building site. Total acreage 593. Zoned A1 can wait until he builds to re-zone. Joo motions to approve 28.84 acres land division and re-zone to AR1 if needed with a building site contingent on the sale of property. Schott second. Motion carried.

Sorg – Land division No Show .

Halverson: Blue Ridge. 99.71 acres total. Selling 59.7 acres with house and another building site. and 40 acres with one building site.

Halverson: Hwy 14 285 acres originally. Hartungs bought 80 acres. Halverson bought 205 acres. Adding 80 acres to Halverson property. Property has 9 building sites. Hartungs will take 2 building sites, Halverson retaining 6 building sites. Hartungs/Halverson’s need to negotiate on one that is in question.

Kirkpatrick/Swenson: Prairie Enthusiasts would like to purchase the property. Around 17 acres proposed. Conservation re-zone to C-1. Schmidt motions to approve a land division and re-zone to C1. Nelson seconds. Motion carried. pd $500

Clements: On corner of Amacher and Baker Rd. 24 acres. Would like to build. Worried about the driveway. The ag driveway is too steep. Will check with county highway to see what he can do. Nelson moved to approve building and driveway permit contingent on county approval and our driveway regulations. Schott seconds. Motion approved. Will let us know what the county decides and we can do a site visit as well.

Single Family Dwelling Standards Ordinance 2018-001. Schott moves to accept the ordinance. Schmidt seconded. Ordinance was passed.

Public Comments: Would need a variance if you are doing a flat roof and not at 3:12. Lucey said that a variance could possibly be given. Conversation on tax-exempt lands and how we can still collect tax from the landowner. Lucey would like to collect taxes on the Conservancy that Prairie Enthusiasts own. Selling Building permits was discussed.

Schott motioned to adjourn. Joo second. Motion carried. Adjourned.

Next meeting: April 30, 2018 7 pm.

TOWN OF ARENA PLAN COMMISSION

April 30, 2018

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

Others Present: Terry Clements and Tracy Ballweg, Wes White, Vern and Evy Halverson, Mary Lockman, Shawn Gallagher, Perry and Morgan Heiser.

The meeting was called to order at 7:00 pm. Roll call was taken. All present. Schott moved to approve the minutes of the March 26, 2018 meeting. Joo seconded. Minutes approved.

White: re-zone, building, driveway on Helena Rd. Would like to get a building site on his 60.5 acres from Hartungs. Was not planning on purchasing land, just a building site in trade for a site. According to the Town they will need to purchase 5 acres from Hartung in order to get the building site. It is now zoned C-1. At this time we are not ready to make a decision. The town needs to make some decisions on building sites and purchases.

Clements. Cty H. Worked with Highway Dept and marked where the driveway should be.

On corner of Amacher and Baker Rd. 24 acres. Would like to build. Worried about the driveway. The ag driveway is too steep. Nelson moved to approve building and driveway permit contingent on county approval and our driveway regulations. Schott seconds. Motion approved. Will do a site visit this week, Paid $1500.

Gallagher: Interested in a property South Amenda Road. Can they build on the property? They need to talk with the county because there are a lot of issues with the property.

Non-conforming acres list. The list is too extensive. The Plan Commission will look for another way to do this.

Discussion on purchasing building sites and changing density.

Public Comments:

Schott motioned to adjourn. Joo second. Motion carried. Adjourned.

Next meeting: Wednesday May 30, 2018 7 pm.

TOWN OF ARENA PLAN COMMISSION

May 30, 2018

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

Others Present: Mary Lockman, John Halverson, Eveland,

The meeting was called to order at 7:00 pm. Roll call was taken. All present. Joo moved to approve the minutes of the April 30, 2018 meeting. Schmidt seconded. Minutes approved.

Eveland: Hwy K. Put in an offer to buy the property, 87 acres but questioning access road. Lucey questions if it is in the flood plain. According to PC Minutes in May and June 2017 when owned by Weaver there are 2 building sites with potential for three on the property. Appears we would be favorable for the driveway and building permit.

Halverson: River Road. Problem with Johnson and Kelly White property lines. Should the township leave it alone or rezone the White’s lot. 5 lots do not have a current access to the road. Would need to get them an easement. If Johnson’s are willing to give up the area for these lots and in return get the 1/3 acre from Whites. If she doesn’t go with that we will give the lots variances. 66 foot drive throughout the lots will need to have a separate easement document. Halverson will pursue the alternatives with Ms. Johnson and let us know what will happen.

Transmission lines: A copy of the Notice written by D. Giffey was discussed and a copy will be included with the minutes. “ Later this summer, an information and training session in Arena is being planned for potential public intervenors in the PSC review of Cardinal Hickory Creek. People in Arena Township will have a chance to learn how they can possibly affect the outcome as private citizens.”

Will discuss this more with Giffey at the June PC Meeting.

Deed notice from the Town of Berry submitted for discussion by Schmidt. A way to keep in control of possible building sites and the selling of building sites. Need to decide when/or if this should take effect. How will we implement it. More discussion needed.

Public Comments: Lockwood felt that we should not put houses in the middle of tillable fields. We need more control on where they are building the house on their property,

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

Next meeting: Monday June 25, 2018 7 pm.

TOWN OF ARENA PLAN COMMISSION

June 25, 2018

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

Others Present: Mary Lockman, Lynn &Frank Smith, Robert Bouril, Ed Judge, Nicholas Beil, John & Lori Klippel, Ed Judge

The meeting was called to order at 7:00 pm. Roll call was taken. All present. Schmidt moved to approve the minutes of the May 30, 2018 meeting. Schutte seconded. Minutes approved.

Questions on 30 acres and 3 building sites on the Weaver property. Board explained our reasoning on the 3 building sites. Due to density standards and the selling off of property without a building site. This particular property still retains 2 possibly 3 building sites.

Bouril: 6499 Cty K rezone from A1 to AR1. Purchased 1985. Non-conforming home. .02 acres CRP in the middle of the property cut the property into two separate parcels. Suggested talking with Craig Hardy Highway Dept on the safety of the driveway to the road. And D. Lucey will talk with Scott Godfrey, Iowa Cty Zoning. This is a variance issue first. Before Zoning change. If the questions can be worked out the Board is favorable.

Judge: Purchased more acreage on 8149 Sweeney Road. Lot 1 29.439 acres. Lot 2 is 11.33 acres. Lot acreage has changed. Giving a conservancy easement on the land. Changing new lot sizes. Nelson moves to approve a land division on the old Patterson farm (referencing Nov 27, 2017 Plan Commission Minutes) already zoned as C-1. Schmidt second. Motion carried. Paid $250

Beil: Changing animal units from 8 to 16. 23.97 acres currently allowed 8 animals. Long term they will be breeding and selling horses. Wants to have 16 animal units. Schutte motions to approve animal units up to 16 which is allowed under the county ordinance. Schott seconds. Motion carried. Paid $250.

Giffey: Not present.

Public Comments: John Klippel: Complaints on RV on property. He will be on the TB agenda for July 2nd.

Conversation on ATV route signs. Some are still needed in the township.

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

Next Meeting July 30th, 2018 at 7 pm

TOWN OF ARENA PLAN COMMISSION

July 30, 2018

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

Others Present: Kayla White, Sherry and Frank Weldele, Kevin and Cheryl Zander, Kerri Campbell, Kyle and Rachel Zander

The meeting was called to order at 7:00 pm. Roll call was taken. All present. Schutte moved to approve the minutes of the June 25, 2018 meeting. Schmidt seconded. Minutes approved.

Kayla White : re-zone C1-AR1 29.94 acres on Helena Rd. west of Dick Peck. They own 60 contiguous acres. Building site will be on one parcel closer to the road. Bring in certified survey map, and town forms. Schutte moves to approve if all the paperwork is turned into the town before the Town Board meeting re-zone from C1-AR1 on 29.94 acres the remaining is in C1. Schmidt seconded. Motion carried.

Sherry Weldele: Barn burnt and talked about possibilities we could do with it when it was rebuilt. 143 acres of property. Would like to rebuilt barn and same footprint with an apartment on top for son. Building permit needed. Only one house on that acreage at this time. Two additional building sites on property after this one. Apartment needs to be 1000 square feet. Separate parcel. Shared septic, but with new well. Need the survey done 5 acre parcel and 1000 square feet building. Needs a re-zone to AR1, Land Division, and Building permit, and written driveway agreement. Schmidt motions to approve land division, re-zone, building permit based on the survey map. Schott seconds. Motion carried.

Public Comments: Kevin Zander – wants to buy a place off of K now owned by Kim Fisher. 80 acres, 2 parcels. Questions on driveway (gave them the standards). There is an easement on the driveway for only 50 ft. So unless you can get it to 66 from other owners or a variance to be up to standards, you will not be able to build a residence on the property.

Aug 18 Fire station EMS safety days, dance, etc Block parties.

New ambulance for Fire Dept should be delivered in August. The Town will be paying $60,887.

Joo motioned to adjourn. Schott second. Motion carried. Adjourned

Next Meeting August 27, 2018 at 7 pm

TOWN OF ARENA PLAN COMMISSION

August 27, 2018

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

Others Present: Jerry Tremelling, David Giffey, John Rasmussen, John Halverson,

The meeting was called to order at 7:00 pm. Roll call was taken. All present. Schmidt moved to approve the minutes of the July 30, 2018 meeting. Nelson seconded. Minutes approved.

Rasmussen: 52 acres remaining to the south. Someone is interested in it. 12 acre parcel, 40 acre parcel. Wants two building sites. Wants to transfer one of his available sites from land he owns to one of those sites. Are we allowing transfers? Has 6 building sites from other acreage. The parcels he owns and the other 52 acres are not contiguous at this time, but were contiguous in 2005. He has 4 sites available today. Halverson says that the plan does not talk about transfers. The PC is going to discuss and make a decision in 45 days. Lucey and Halverson will meet with Iowa County Plan Commission Godfrey on August 30th to discuss.

Halverson: River Road map. White has agreed to quit claim to assessor plat. Land that Johnson has occupied over the years. He will still have 5 acres remaining. Johnson’s have agreed to extend lot lines. That eliminates requirement of a variance through the county. Only issue is the English property. Lot line goes through their house. Next step is to do legal descriptions for the easement. Everyone has to sign the easements. The easement is a separate document. Will set lathe by every ones proposed new lot lines. Will need a public hearing at the town hall. They all have to be legally notified. Halverson will do so.

Giffey: Resolution/Letter: Nelson moves to approve the letter for the Town of Arena Request to intervene and notice of appearance before thr Public Service Commission of Wisconsin on the Cardinal Hickory Creek transmission Line. Schutte seconded. Letter approved and signed by David Lucey. Will be emailed and sent.

Tremelling: Wants to re-zone 10 acres with the house on it and wants to retain 24 acres plus purchase 6 acres from sister so there can be another building site but the 6 acres would be across Roberts Rd. Would need to get a building site from sister-in-law.

Update and information on what the Board will talk about with Iowa County on August 30th relative to the variance for a building site on Bouril/Karwacki and Doescher lots. The Plan Commission is in agreement with the variance.

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

Next Meeting September 24, 2018 at 7 pm

TOWN OF ARENA PLAN COMMISSION

September 24, 2018

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

Others Present: John Rasmussen, Brenner Rasmussen.

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

The meeting was called to order at 7:00 pm. Roll call was taken. All present. Schutte moved to approve the minutes of the August 27, 2018 meeting. Schmidt seconded. Minutes approved.

Rasmussen: Storage Cabin wants to turn it into one bedroom loft dwelling. Approximately 1000 square feet. Loft 17 x 16. Building and driveway permit. Nelson moves to approve the conversion of the shed at 6333 Hwy 14 to new building site with 1000 square feet minimum four season space and driveway permit. Joo seconds. Motion carried.pd $1500.

Bouril: Discussion 6499 Cty Rd. K with Craig Hardy. Both parcels will work for Hwy access. Bouril wants two building sites since the property has been divided. It is under 40 acres and it is non-conforming. There is a building on the site now which is in the right of way of the highway. That building would have to be taken down. There is a building site on the 32 acres on the southwest corner of the property. Should be re-zoned from A1 to AR1. Not on the 8 acre site.

Discussion on contiguous property. County says if you have 40 acres (farm) you have 2 building sites. Discussion will continue.

Public Comments: None

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

Next Meeting October 29, 2018 at 7 pm

TOWN OF ARENA PLAN COMMISSION

October 29, 2018

Meeting Cancelled.

TOWN OF ARENA PLAN COMMISSION

November 26, 2018

Meeting Cancelled.

TOWN OF ARENA PLAN COMMISSION

December 17, 2018

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

Others Present: David Giffey, Cathy Bleser, Evy and Vern Halverson, Gary Henshue, Jodie Gruber, Brian Gruber, Dan Kanby

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

The meeting was called to order at 6:00 pm. Roll call was taken. Andrea Joo not present. Schmidt moved to approve the minutes of the September 24, 2018 meeting. October and November meetings were cancelled. Schutte seconded. Minutes approved.

Giffey: Cardinal Hickory Creek Transmission lines. Intervenors pre-conference hearing meeting on January 3rd. Scoping hearings. A letter should be written by the Board that will be put on the public documents. Would like the Board to consider business, tourism effected. Possible monetary value and loss. We need to get a letter together with our concerns by Jan 1st.

Bleser: Knobs Road. Purchasing SW 40 in township of Arena and 9 acres in town of Ridgeway. Would like to get a building site. Would like an on-site visit to driveway and house position. Will do an onsite on Tuesday Dec 18th.

Halverson: Loy Road. Non-conforming lots. We are not at this time willing to change our densities.

Henshue – Bug Tussel Tower. Looking for a tower site in .Arena. 155 ft guide tower. Line of internet service and a first net emergency response system, AT&T cell service. Selected 3 or 4 possible sites. 2 are in the township and one in village. Not selected yet.

Public Comments: None

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

Next Meeting January 28, 2019 at 6 pm