

TOWN OF ARENA

Planning & Zoning Special Meeting

Minutes-Sugarland & Peck's

November 18, 2024 6:00 pm.

PZ Committee Members Present: Mark Hottmann, Chair, Cheryl Heck, David Andrews, Pygn Kreitzer, Ingmar Nelson, Julie Flint.

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

Others Present: Jef Hinds, Richard Westley, attorney, Heidi Nemitz, realtor, Jacob Kraemer, Wally Kraemer.

1. Meeting called to order at 6:03 pm.
2. Roll call: Mark Hottmann, Cheryl Heck, David Andrews, Pygn Kreitzer, Ingmar Nelson, Julie Flint.
3. Motion was made by D. Andrews to approve current agenda, seconded by C. Heck. Motion carried.
4. Verification of proper public notice: TOA Website, Town Hall, Arena Post Office.
5. Dan Viste, Sugarland, discuss the selling of properties. Attorney Westley handed out Doc. #4, several changes. Our position is only for wedding or events. They want ABB even without events. If the new owner wishes that, he can come in for a new permit. 1. The new document as outlined in current CUP, 2. Changed to deed restriction. D. Andrews motion to accept the deed restrictions of 10 ac. including the four structures, Document #5 as revised and presented; the remaining 67 ac. to be restricted to 1 residence. I. Nelson seconded. Motion carried.
6. Peck's Market, Dick Peck, conditional use for residence in the market. 5.78 ac. B2 ag business, I. Nelson motion to approve conditional use of living quarters for owner/operator/manager for single family residence. C. Heck seconded. Motion carried.
7. Public Comment: PZ members would like a text for the meetings.
8. C. Heck motion to adjourn the meeting. J. Flint seconded the motion. Meeting adjourned at 6:55 pm.

Submitted November 22, 2024 by Cheryl Schmidt, Town Clerk

1. Discussion on the residence in the “horse” shed. They provided 2 proposals- #1 is the mansion, #2 the shed, #3 is the small house-Or #1 the barn, #2 mansion, #3 shed and #4 small house. Wants 4th building option; RB-1 is 10 acres w/facilities; 67 acres has no residence. Another meeting in 2 weeks for ABB rental in addition to wedding barn. C. Heck made motion to adjourn until Nov. 18th. D. Andrews 2nd. Motion carried.
2. Tom & Carol Foster-no show.
3. Dick Peck, Peck’s Market, 6445 US Hwy 14, Arena, conditional use permit of living quarters in the market. Jacob Kraemer and Wally Kraemer representing Dick Peck; the plans they have is 700 sq. ft. Our plan says residences have to be 1,000 sq. ft. Questions regarding the size of the septic system. The land area is 5.78 ac., B2 Commercial zoned.