

Town of Big Flats Plan Commission
Meeting Minutes
Wednesday, January 18, 2023, 6:00 pm
Big Flats Town Hall
1104 County Rd. C, Arkdale, WI 54613

1. Call to order by Chairperson Wendy at 6:05 pm
2. Roll Call: Wendy Goerke PC Chair, Mark Reed PC, Mike Clark PC, Larry Beck PC, Pam Marquardt PC, Jay Jocham ZA were Present, No committee members were absent, No Citizen Guests in attendance
3. Approval of Meeting Agenda: Mark Approved, Larry Second, All in Favor.
4. Approval of Prior Meeting Minutes: Mike Approved, Pam Second, All in Favor.
5. Update on 1062 Browndeer Ave: Property owner has paid the \$500 fine for 2023 and the \$100 paperwork late fee. Agreement to build within 3 yrs has been signed, notarized, and filed at courthouse. Property currently listed For Sale, if purchased the new owners are then bound to the contract details.
6. Property at Hwy 13 and Beaver: (Section 8 on map, currently owned by Media Timber. There is a purchase grant in process for Adams County. Larry questioned separating the front 40 acres (closest to Hwy 13), and changing that zoning to Commercial. Committee is in agreement, Wendy will look into this further.
7. K. Kroupa property: Wishes to combine two properties on the north side of Buttercup Ave, but no land division application has been filed with the paperwork. Wendy will reach out to landowner regarding this, and committee has agreed this will be approved at next meeting, if paperwork is filed.
8. Review A. Birkholz request to combine three lots into two: Survey map shows a non-typical split. After lengthy discussion, motion made and carried to Deny request as submitted, with Mike making motion, and Mark seconding motion. Committee discussed alternate potential recommendations to offer, and Wendy will touch base with landowner to discuss these.
9. Review/discuss house with shed attached and height restrictions: Application submitted for house with shed attached that was of greater height than allowed for a garage (20 ft

max), but not for a house (28 ft max). Discussion about “where to draw the line,” and current group consensus is if attached, to have a max height of 28’. Jay has the application and will contact landowner to inform them that after the fee has been received, the plan will be approved as submitted.

10. Discuss winter RV storage: After discussion, consensus reached that even though the county allows 2 campers on property over winter, the town of Big Flats will be following current township regulation of only 1 (one) camper per property over winter.

11. Review future land use map from right to left sections 12 to 11:

12(Right): No change

11 (R): No change

10: Change East side of 9th Drive to rural residential

9: Change middle eastern portion from Rural Residential to Forestry, and just west of section 8, change from Rural Residential to Forestry/Preservation

8: Change along the northern portion of Hwy 13, what is currently owned by Media Timber, from Forest to Commercial. Remaining Media Timber East of Hwy 13 to remain Forest. Change back west side of Hwy 13 from Residential to Rural Residential.

7: No change

12 (Left): No change

11 (L): No change

12. Citizen Input: None

13. Other business presented for future discussion: Review tourist rooming tax, Jay will request Dustin to attend this, or another meeting, to help us understand more about the potential county role, review K. Kroupa property request (if updated request is received), Review/update future land use map sections 13-13. Wendy will request Dennis from CWRPC to join us in March or April.

14. Set next meeting date if needed: February 15, 2023

15. Adjourn: 7:38 pm Pam Approved, Mark Second, All in Favor.