

Town of Big Flats Plan Commission
Meeting Minutes
Wednesday, May 3, 2023, 6:00 pm
Big Flats Town Hall
1104 County Rd. C, Arkdale, WI 54613

1. Call to order by Chairperson Wendy at 6:00 pm
2. Roll Call: Wendy Goerke, Mark Reed and Larry Beck, were Present as well as Jay Jocham Zoning Administrator. Pam Marquardt, and Mike Clark were Absent.
3. Approval of Meeting Agenda
4. Approval of Prior Meeting Minutes - Larry noted the Summary from Pam should be clarified on the last page Section 18 - Should be the West side of 13th Ave. the 80 acres to the north bordering Wildwood Acres change from Forestry to R2. Change the West half along 14th Ave from R2 to Forestry.
5. Review/Discuss proposal for land division at 1398 Buttercup Ave. Owner William Flanagan has discussed wanting to keep his property in Ag. It is under the Acreage limit for Ag. Offer two options. 1) If wanting to keep Ag, than maintain 20 Acres. 2) Change to R2. Can keep current sheds/out buildings and maintain them. If buildings fall down or are taken down, would need to abide by current out building limits for R2. Wendy will talk to Mr Flanagan.
6. Review 40 acres, future land use at 14th Ave and County C on the NW corner. Leo Beck is considering a land division. Would change from R2 to R1 and may look at a Commercial lot. Will submit an application if/when ready to make changes.
7. Review next three rows on the future land use map starting with section 24. - Starting on the right side, Sect 24 On the west side of 7th Ave. should be 80 acres of Forestry not just 40 acres nearest 7th. Sect 23 Clarify Forestry to the full 80 acres. Goes above Dry Creek. Sect 20 Former Pineland Grade School, change from Gov/

Publ to Commercial. Sect 26 on left side of page, 80 acres north and west of W 15th Ct from R2 to Forestry. Sect 29 80 acres east of Hwy 13 to 11th Ave change to R2. Sect 28 80 acres bordering Ag along Browndeer Ave. change to R2. Sect 27 Along Buttercup Ave. second 80 from the east side is Park/Preservation. Sect 34 clean up R2 and Forestry to match 40 acre parcels. Sect 33 Identify Park/Preservation area along Chicago Ave and 10th Ave. Forestry in the North corner up to the Park. Sect 32 Identify existing businesses. Bottom right 80 acres change to R2. Sect 31 Bottom 1/2 change to Forestry.

8. Citizen Input: None

9. Other business presented for future discussion: None

10. Next meeting date: May 17, 2023

11. Adjourn: 7:05