

Town of Big Flats Plan Commission
Meeting Minutes
Tuesday, February 20, 2024, 6:00 pm
Big Flats Town Hall
1104 County Rd. C, Arkdale, WI 54613

1. Call to order by Chairperson Wendy at 6 pm
2. Roll Call: Wendy Goerke PC Chair, Larry Beck PC, Pam Marquardt PC, Bylle Skoczek PC, Jay Jocham ZA were Present, Mark Reed PC was absent, 34 Citizen Guests
3. Approval of Meeting Agenda: Bylle Approved, Pam Second, All in Favor.
4. Approval of Prior Meeting Minutes: Bylle Approved, Larry Second, All in Favor.
5. Review/discuss county ordinance on short-term rentals-Tourist Rooming Houses: After discussion about following the County ordinances, or for the town to create its own ordinances, a motion was made by Pam to follow County ordinance at this time, Second by Bylle, All in favor.
6. Review/discuss first three sections of Land Use and Zoning Ordinances:
 - a. Pg 2- Section 3E add #7 Government/Public/Institutional (P-1)
 - b. Pg 2-Section 3E add #8 Preservation/Open Spaces (O)
 - c. Pg 6-Dwelling Remove “cabins or mobile homes” and Add “RV’s”
 - d. Pg 6-Garage, Private Remove “including carports”
 - e. Pg 6—Add “Carports” and description of “unenclosed non-permanent shelter for not more than two vehicles”
 - f. Pg 7-Add empty line space between “Height” and “DHS”
 - g. Pg 9-Single Family Dwelling, Remove “or mobile homes.”
 - h. Pg 9-Add section for Temporary Tourist Dwelling

- i. Pg 10-Section E. Zoning Districts-Add #7 Government/Public/Institutional (P-1)
 - j. Pg 10-Section E. Zoning Districts-Add #8 Preservation/Open Space (O)
 - k. Pg 11-Zoning Map-Will be updated at a later date
 - l. Pg 11 B. b—Height from floor to peak changed to 20 ft.
 - m. Pg 12 B. b.—Height from floor to peak changed to 20 ft.
 - n. Pg 12-C. Lot Size Regulations-Add #3 Non-conforming lots zoned prior to 2013 are “grandfathered-in”
 - o. Pg 13-C. Lot Size Requirements-Add #3 Non-conforming lots zoned prior to 2013 are “grandfathered-in”
 - p. Pg 16-F. Building 2.Maximum building height: *Wendy will look into making these consistent. Tabled heights discussions until then.*
 - q. Pg 17- AFTER 1m. add disclaimer: “this list is not all inclusive. For further information, reach out to town Zoning, town Clerk, or town Planning Commission
 - r. Pg 17-C4-Height *TBD*
 - s. Pg 18 B1g-Height *TBD*
 - t. Pg 18/19-6 Forestry & Recreational-Clerical error, 6B goes to 6D, needs to be alphabetical order (6C)
 - u. Pg 19- Change to “C. Lot Size Requirements”
 - v. Pg 20 (Insert)-D1-Change to “minimum two acres”
 - w. Pg 21 (Insert) E1a & b—Change from 63ft to “50 feet from the right-of-way”
 - x. Pg 21 (Insert) F1, Building Height-*TBD*
 - y. Pg 22 (Insert) D1, Minimum Area: Change to Twenty acres
 - z. Pg 23 (Insert) E. 1a & 1b-Change from 63 ft to “50 feet from the right-of-way”
7. Tentative public hearing r/t resolution of comprehensive plan and rezone for the beginning of April: Waiting attorney response
8. Other business for future discussion. Comments: Review sections 4-10 from Land Use and Zoning, Todd Peterson land division application, clarify desired max building heights, discuss attorney response to item #7.
COMMENTS: Citizen request to “add R3” for lots smaller than 2 acres into

comprehensive plan (clarified that smaller lots are “grandfathered in” current zoning/comprehensive plan and town does not desire to increase number of lots under 2 acres), citizen clarification requested regarding how to “change back” the zoning if campground falls through, citizen question regarding the wording of zoning change (this will be dependent upon attorney reply), citizen question of “why this change is being made now” when comprehensive plan was just updated (town cannot predict or control when/what might be applied for, but they are processed and reviewed as they are received).

9. Next regularly scheduled meeting: March 19, 2024

10. Adjourn: 6:56 pm Pam Approved, Bylle Second, All in Favor.

PJM for WG (3/25/24)