

TOWN OF BIG FLATS PLAN COMMISSION
SUMMARY OF PUBLIC HEARING
March 15, 2017 6:00 p.m.
BIG FLATS TOWN HALL
1104 County Road C, Arkdale, WI 54613

1. Call to Order: @6:00 p.m. by Todd Peterson, Chairman
2. Roll Call: Todd Peterson – present, Brenda Janidlo – present, Wendy Goerhke – present
Tom Hendricksen – present, Ray Quimby – absent
Jay Jocham – Zoning Administrator
3. Certify Posting of the Meeting.
4. Motion passed by all members to approve the meeting agenda..
5. Amendments to the Town of Big Flats Land Use and Zoning Ordinance:

Definitions-- Exotic Animals: An exotic animal is defined as any rare or unusual pet that is not a dog, cat, horse or domestic livestock. The term exotic animal can be used to describe non-traditional pets generally thought of us a wild species.

Disabled: Any object not suitable for its original intended use in its original state. (moved from General Regulations to Definitions)

Recreational Vehicle: A vehicle having an overall length of 45 feet or less and a body width of 8 feet or less primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic types are travel trailer, camping trailer, and truck camper motor homes that meet the overall length and width specifications listed in this definition.

Poultry: Domestic fowl, such as chickens, turkeys, ducks, and geese.

Regularly: The use of property in excess of sixty (60) days in any calendar year. (moved from General Regulations to Definitions)

Single-Family Dwelling: A single-family dwelling is a detached structure designed for and exclusively occupied by one family and containing a minimum Width of at least 14 feet and 840 square feet of minimum livable floor area.

Total Floor Area: The gross floor area of a building, enclosed by walls and roof, including all floor levels except the basement, attic or crawlspace floor.

All Zoning Districts: B. Use Regulations:

- c). Accessory buildings, not to exceed two. Semi-trailers and storage containers are intended for temporary use only and must be removed from the property within 1 year after first use.
- d. Recreational Vehicles not to exceed one indefinitely parked unit per lot.

Permitted Use:

e. Poultry up to 12 birds are allowed in all districts on lots less than five (5) acres. Roosters are not allowed in town subdivisions.

F. Building:

1. Area: a. Minimum living space of 840 square feet for a single-family dwelling, not including basement or attic.

Under Forestry/Recreation: Accessory building max. height should be 20 ft.

SECTION 4 - GENERAL REGULATIONS

2. Conditional Use: Upon obtaining a conditional use permit (See Sec. 4.D.) of this Ordinance)

H. Modular and Manufactured Homes

b. Manufactured Homes shall have a Gable Roof as regulated by H.U.D. and a minimum titled size of not less than 840 square feet.

c. Modular Homes shall have a minimum size of 840 square feet and be regulated by current U.D.C. codes.

I, 2. Fencing: Any property owner or tenant who wishes to screen their property from neighbors or regularly stores, places or maintains any disabled vehicles, equipment or machinery on its property shall comply with the following:

a. The property owner shall fence in all areas used for the purpose above by a solid fence inside property lines no more than eight (8) feet high and not over 4 inches from the ground in Residential Districts, and not to exceed ten (10) feet in height and not over 4 inches from the ground in Commercial Districts.

b. Security fences are permitted inside property lines in all districts, but shall not exceed ten (10) feet in height and shall be of an open type similar to woven wire fencing.

New Item under General Regulations: K. 1a: New construction requires a Land Use Permit from the town before proceeding. For the purpose of this ordinance, new construction is defined as any building 150 sq. ft. or greater, attached, covered or enclosed decks, and additions to existing structures.

New Item under General Regulations: Rezoning Procedure: In addition to the general requirements for Conditional Uses, applicant is required to review a copy of the Rezone Procedure and submit a Land Use Application. A Rezone Packet is available from the Town Clerk or Zoning Administrator, and can also be found on the town's website at www.bigflatswi.com.

7. Public Comment – there were some questions regarding poultry, fencing and allowable number of campers. These were addressed to the satisfaction of the citizens present.

8. Motion made to approve the changes and make a recommendation to the Town Board to approve, deny or modify the proposed amendments. Motion carried.

Amendments to the Ordinance approved by the Town Board April 11, 2017

Amendments to the Ordinance approved by the County Board June 20, 2017