

**Town of Big Flats Plan Commission**  
**Meeting Minutes**  
**Wednesday, October 19, 2022, 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, Mark Reed PC, Mike Clark PC, Larry Beck PC, Pam Marquardt PC, Jay Jocham ZA were Present, No committee members were absent. Dale Kiepfer, Big Flats Supervisor 1, attended remotely. Six citizen guests (Doug Scurto, Helen Roman, Cathy Renner, and Anna Pecor from Monroe Township, town residents Jennifer Pichler and Nick Vogel) and Chelsea Sorbo, Field and Operations Manager for Sand Valley Land Restoration, also in attendance.
3. Approval of Meeting Agenda: Mark approved, Mike second, All in Favor.
4. Approval of Prior Meeting Minutes: Mark approved, Mike second, All in Favor.
5. Chelsea from Sand Valley to discuss their plans for 1,000 acres of land owned in Big Flats (and the additional 6,000 acres owned locally). These 7,000 acres will never have homes or golf course development, and the goal is to restore the land to its natural habitat (primarily jack pines with some white pine, red pine and oak and wildflowers) with a focus on invasive species control and a growth rate of 800 stems per acre, as per their agreement with Wis DNR. If natural re-forestation doesn't occur to that rate within three years, a plan will be developed with the DNR as to how to proceed. There will be trails built into the acreage that will be publicly available for various outdoor activities including, some areas specifically designated for non-motorized activities. There is a 50-year Legacy Forest Easement currently in place.
6. 1062 Browndeer Lane: Landowner applied for land use permit for garage, but info provided was only for the house. Landowner to pay double fee and fine. Mark to check with Nick regarding a Docu-sign signature possibility, as it needs to be notarized. Follow up at next meeting.

7. Discussion Items about Comprehensive Plan:

A) Pg 21 – Add Hotel/Room Tax

B) Pg 22—Add husbandry road maps under Transportation

C) Pg 25 – Remove Goal #5

D) Pg 25 -- Add UTV and Speed Limits for ATV/UTV's

E) Pg 27 – Remove Pineland and list AF School (or just drop schools?)

F) Pg 27 – Remove Moundview Ambulance Service, town is currently serviced through a 3 yr contract with Lifestar out of Rome, WI.

G) Pg 27 – (5) List Transfer Site for town use with Permit, located on 11<sup>th</sup> Ave (is already mentioned on the map)

H) Pg 27 – First Paragraph -- Add Rabbit Rock, with town maintaining seasonal access from May 1 – November 1.

I) Pg 27 – Map #6

- Remove Pineland
- Add tower on 11<sup>th</sup> Ave (east side of road near Bighorn Drive)
- Add tower on Hwy C (north side of road, between 13<sup>th</sup> Ave and 14<sup>th</sup> Ave

J) Pg 28 – Objective #3 – “All town roads are open to ATV/UTV usage with the exception of Hwy “C”

K) Pg 30 – More current info requested

8. Discussion of Room Tax: Anna from Monroe Center informed us that they follow under the Adams county “umbrella.” After receiving permit request and fee (currently \$50, currently looking to increase), Monroe Center sends neighbor notifications to anyone within 500 ft of said residence, then request Adams County to do inspections, they return info to township, who then approves/denies permit. The town can audit any rental records, Adams County responds to any enforcement needs. County regulations currently allow for 8 persons per residence bathroom. There is a 5% fee added to rentals, and 30% of this revenue goes to the township. Informed that Rome follows a 3-strike rule, they always check on number of disturbance calls (even if no officer needed to respond) to a related address before issuing annual renewal. Adams County website offers short-term rental forms, and the Wisconsin Town Association website offers generic form.

9. Citizen Input: None

10. Other business presented for future discussion: Discuss 1062 Browndeer Lane; Further discuss Room Tax; and Comprehensive Plan discussions: a)Transportation section on Pg 25, b) Discuss pages 34 – 46 and c) Review Maps

11. Set next meeting date if needed: November 16, 2022 and January 18, 2023

12. Adjourn: Motion by Pam, Second by Mark, All in favor, Meeting Adjourned at 7:31 pm

PJM for WG (10/25/22)