

## **Town of Big Flats Plan Commission**

### **Public Hearing**

**Tuesday, January 9, 2024, 6:00 pm**

Big Flats Town Hall

1104 County Rd. C, Arkdale, WI 54613

1. Call to Order/Members Present: Meeting called to order by town board chairman Mark Reed, with introduction and questions taken by plan commission chair Wendy Goerke. All planning commission members were present. 47 other citizens in attendance.
2. Rezone Parcel# 004-00082-0020 from R2 to R1; divide 8.13 acres into 2 acre lots. One citizen objection due to increased buildings and people in the area.
3. Bobbi Klein introduced self and family, explained their intent to purchase parcel #004-00692-0025 & 004-00695-0000, if they could develop a campground that is family-oriented and left as natural as possible. They are proposing no buildings for 300' from other properties, sacrificing 10 acres to allow a minimum of 75' of tree line left standing around property. They will have "quiet hours" (10pm-7am weekday, 11pm to 7am weekend) and plan to build berms to help control sound. She clarified that they will not clear-cut the trees. Bobbi stated that the proposal map does not show where restrooms will be as that is state regulated, and several sites will be "lost" to that purpose. She further stated that they are seeking to eventually have a bar/restaurant, playground, hall/events center, pond, outdoor pool and potentially a propane-exchange station and a small gas/fuel station, all open to public. She clarified that they have been working with the Town, County, State, EPA, DNR and any other necessary regulatory agencies, and will of course continue to do so. She further stated that the soil and water have been regularly tested, and that they are willing to "work with adjacent property owners" to ensure everyone's property and safety concerns are properly addressed.

4. 12 citizens signed up to speak at Hearing. After reviewing basic information, Mark requested that if a question or concern has already been addressed, to please move forward. Each citizen was allowed a minimum of 3 minutes to speak.

1. Brad/Korey Page-1341 Cty Rd C: Noise concern
2. Matt Neitzel-1339 Cty Rd C: Traffic—speeding and increased traffic off of Hwy 13. Also concerned about fire as this is a Hazardous Forest area.
3. Debra Meseberg-990 State Rd. 13: Wildlife-concerns about impact on potential endangered species, as well as Bald Eagles, Hawks, squirrels, etc.
4. Margaret Long-1061 13<sup>th</sup> Ave: Concern about rezoning the land and what business(es) could then potentially move in there
5. Kenneth Long-1061 13<sup>th</sup> Ave: Concern the rezoning opens the land to “anything” coming in, Noise concern, Conservancy concern, and concern about destroyed hunting.
6. Steve Hertz-1350 Cty Rd C: Concern about ATV/UTV operation on campground property as well as Hwy C. Concern about water table changes with pond. Questioned if allowed number of campers over winter is same as for private property owners.
7. Terry Schultz-1039 13<sup>th</sup> Ave: Concerns about bathroom(s) and placements, Noise concern, and concern about unleashed pets.
8. Milt Duntley-1573 Browndeer Ave: Disruption of peace and tranquility with increased traffic. No “second driveway” from a different road. Concern about cemetery so close with so much added septic pressure. Concern about ATV’s on Hwy C. Concerns for the church—people using parking lot, oil spots left behind, Bible Study/Ladies Day disruption concerns.
9. Tom Beske-1106 W. 9<sup>th</sup> Lane: Concerned about ATV’s. Concerned about entrance directly across from church, and how busy time (9:30am to 1pm) there will be affected with added check-in.
10. Tom Hinko-965A Cty Rd C: Question already answered.

11. Sylvia Gonzalez-1068 14<sup>th</sup> Ave: States that no notices were sent. Concern over potential increase in taxes. Accused PC of “pushing things through” and being corrupt. States they don’t live there and the people living there should be the ones to decide. Complained about bulk dumpster having been removed. Asked if the campground bathrooms would be open and free for citizen use.
12. Scott Gray-1317 Cty Rd C: Concerned about noise, decreased privacy, increased ATV/UTV traffic, increased population which equates to increased crime, increased traffic (in general and Hwy C) which equates to a need for increased police and fire support, and a decrease in property desirability for land owners.
13. Other concerns brought up during the hearing, speaker unknown:
  - a. If zoned to commercial and campground falls through, can land just revert back to R2—Town Attorney explained why that was not legally possible.
  - b. Why didn’t they seek all permits prior to ensure it would be built if zoning was changed—Permits are expensive. The Klein family has obtained/paid for numerous permits already, and are hesitant to keep putting out money if zoning change will not be approved.
  - c. What happens next—Was explained that the PC will discuss at their next monthly meeting all Public Hearing input and vote to/not to make a recommendation of approval to the Board.

5. Meeting adjourned, regular town board meeting followed.