

Town of Big Flats Plan Commission
Meeting Minutes
Tuesday January 16, 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, Mark Reed PC, Larry Beck PC, Pam Marquardt PC, Bylle Skoczek PC, (No committee members were absent) 41 Citizen Guests
3. Approval of Meeting Agenda: Mark Approved with one correction (add: Comp. Plan to Item 4), Bylle Second, All in Favor.
4. Approval of Prior Meeting Minutes: Mark Approved, Larry Second, All in Favor.
5. Review Land Application for S. Nelson: Request to combine two lots into one. Currently has one trailer on property. No issues with outbuildings at this time, any future building requests would have to be looked into. Pam made a motion to approve, Bylle second, All in Favor.
6. Discussion on public hearing from 1/9/24, related to comprehensive plan and zoning change request from R1 to R2, and the R2 to commercial: Pam addressed her viewpoint about the opposing noise concerns, Mark then addressed personal responsibilities and citizen concerns from public hearing: Increased speed and traffic, risk of out-of-control campfires, increased crime/vandalism and need for additional police/fire/ems, wildlife/plant concerns, water table problems, increased atv/utv traffic, campground driveway adequacy, bathroom placements in campground, soil contamination, unleashed pets running & parking in church lot.

Before asking if there were any other unaddressed concerns from the citizens in attendance, Mark addressed the Klein family about their desire to continue, which was confirmed and Bobbi again stated their “desire to work with everyone” through the process.

Citizen concerns that were then stated: water and soil fears, increased allergy concerns, fires from fireworks, citizens feeling they weren’t properly informed or heard through the process, concerns about over-loading the dump, road integrity and increased accidents, campers “packed in like sardines,” removal of the trees affecting wildlife, wondering why the land is not currently zoned commercial, complaints that citizens were only allowed three minutes each to speak @ hearing, a thought that everyone who has connecting land should get a free perk test, drivers already don’t obey the posted speed limit (45 mph) or the autistic child area speed limit (35 mph), desire to return land to R2 if campground falls through. Chris from Pineland stated he is not opposed, but desires them to be aware of how difficult it is to find labor in the area. Chris also stated that Pineland is 199 campsites over 37.5 acres, and that there has been one call to police over two years, but the community is short on fire-fighters and police staff. And he would like to see the town focus more on how to bring people into the community. Several citizens also stated their support for the proposed campground.

7. Other business presented for future discussion: None discussed
8. Set next meeting date if needed: Feb. 20 at 6pm
9. Adjourn: 7:32 pm Pam Approved, Bylle Second, All in Favor.

PJM for WG (2/13/24)