

**Town of Big Flats Plan Commission  
PUBLIC HEARING Meeting Minutes  
Tuesday, June 11, 2024, 5:00 pm**

Big Flats Town Hall  
1104 County Rd. C, Arkdale, WI 54613

1. Call to order by Chairperson Wendy at 5 pm
2. Roll Call: Wendy Goerke PC Chair, Pam Marquardt PC, Bylle Skoczek PC, Mark Reed PC, Jay Jocham ZA were Present, Larry Beck PC excused, 55 Citizen Guests, 17 signed to Speak (allowed 3 mins each)
3. Certify Posting of Agenda and Notice of Public Hearing: Published 5/8/24, 5/15/24, 5/22/24, 5/29/24, 6/5/24, Agenda Posted 6/6/24
4. Open Public Hearing #1: 5:01 pm
5. Conduct Public Hearing on proposed Comprehensive Plan Map 7 amendment from R2 to R1 and Zoning Map amendment from R2 to R1 related to 8.13 acres on 14<sup>th</sup> Ave (Parcel 004-00082-0020): Desired division to (4) two-acre lots.
  - a. Citizen Deb Meseberg opposed “because Larry Beck voted for it.”  
No other comments were made
6. Close Public Hearing #1: 5:05pm
7. Open Public Hearing #2: 5:06pm
8. Conduct Public Hearing on Proposed Comprehensive Plan Map 7 amendment from R2 to C1 and Zoning Map amendment from R2 to C1 related to 39.89 acres (Parcel 004-00695-0000):

- 1) Margaret Long: Town just spent \$13,000 on new Comprehensive plan and shouldn't be changing it for at least two years, and that the proposal goes against the Comp. Plan. States the zoning guide is a map, and changes should only be made if they match that guide. States that connecting properties will be devalued, and that the wildlife and woods will be impacted.
- 2) Jim Mason (for Scott & Leslie Gray): States the Gray's moved here in good faith relying on the zoning and Comprehensive Plan keeping the area residential. States they heard the owner kept 5 acres to remain R2, and they want this area kept R2 as they appreciate Big Flats as it is.
- 3) Brad Page: Passed
- 4) Jeff Sperandio: States the Comprehensive Plan is to protect the community, that the community survey and Comprehensive plan align and to change this zoning would be considered spot zoning as all property around is residential. He reviewed community survey questions #1, #2, #8, #11. Is concerned about what it would be if not a campground after rezoning.
- 5) Carrie Sperandio: States people are angry because it became us vs them. Read some excerpts from the Wisconsin Planning Commission Handbook and from another county. States besides one comment from Bobbi Klein, no one has spoken of any benefits to these changes, that concerns are dismissed without evidence and PC should be going by facts and not personal opinion.
- 6) Nancy Roeber: Says she doesn't live near where the proposed campground will be but already notices increased traffic noted and doesn't want more. Asked for a show of hands for opposed and in favor. States this deviates from the Comprehensive Plan and that 7 acres are all that is supposed to be changed to C1 between now and 2035. This would be a conflict of use. Wanted to know why this isn't set up for a referendum to be voted on by all, Mark informed her that due to Act 10 in Wisconsin, this was not allowed.
- 7) Kent (1055 Hwy 13): Passed

- 8) Kevin Dean: Bought seasonal here 20 years ago. States there are no benefits and only harm in passing this and that the show of hands confirms it.
- 9) Steve Hertz: Passed
- 10) John Collins: Town needs revenue; government costs money to operate. Pineland is a success, and he would welcome another business or additional housing, but concerned about what would go in if campground falls through. Questioned if the town had a contingency fund that could be used to purchase the property.
- 11) Flo Hustad: Mark Reed read her submitted letter

9. Close Public Hearing #2: 5:30pm (NOTE: Residents speaking on Hearing #2 OR Hearing #3 state they have the same comments as related to both parcels)

10. Open Public Hearing #3: 5:31pm

11. Conduct Public Hearing on Proposed Comprehensive Plan Map 7 amendment from R2 to C1 and Zoning Map amendment from R2 to C1 related to 30.17 acres (Parcel #004-00692-0035) at 1329 County Road C:

- 12) Deb Meseberg: Already problems getting around (detour from Necedah) and Fire Department/Rescue cannot get through. More traffic and you might as well use a hose because FD won't make it.
- 13) Matt Neitzel: States he is up for work at 5am, doesn't want bands and late night noise. Can a changed zoning guarantee no increase in taxes for extra police, fire, etc. States that Adams County Sherriff Dept does not have the manpower to cover already and this will add to the problem. States that this is a poor location for a campground, and the Comprehensive Plan calls for businesses along Hwy 13 only. States if campground goes in, he "will piss them off, just because."
- 14) Ken Long: Wife covered what I wanted to say
- 15) Terry Schulz: Passed
- 16) Kelly Neitzel: Passed

17) Korey Page: Passed

12. Close Public Hearing #3: 5:36pm

13. Next meeting date: June 18, 2024 6:00pm for consideration and possible action on all above proposed amendments

14. Adjourn: 5:37 pm Pam Approved, Mark Second, All in Favor.

PJM for WG (6/13/24)

DRAFT