

**Town of Big Flats Plan Commission**  
**Meeting Minutes**  
**Tuesday, October 15, 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, Pam Marquardt PC, Bylle Skoczek PC were Present, 27 Citizen Guests
3. Approval of Meeting Agenda: Mark Approved, Pam Second, All in Favor.
4. Open Public Hearing on conditional use permit for Brian/Chelley Beck, 995 14<sup>th</sup> Ave: 2 Residents signed up to speak. Brian Beck stated he is a truck driver looking to build a garage that will fit his trucks so that he can work on them. Chelley Beck clarified that the permit is required because the peak of their roof will be around 23,' which is higher than the 20' listed in the zoning regulations. Citizen Florence Hustad deferred her request to speak, citizen Jeff Sperando stated there should be snow bars on the front edge.
5. Close public hearing on request for conditional use permit: 6:03pm
6. Open public hearing on zoning amendment from A-1 to C-1, land division request and amend Map 7 of the Comprehensive Plan to match A-1 to C-1. Request from an Adams Columbia Electric Co-Op (ACEC) substation: Six residents signed up to speak. Mark from ACEC and Kurt from ATC explained the different types of lines and why this substation is needed. American Transmission (ATC) proposes to run lines down the South side of Bighorn Ave from 11<sup>th</sup> Ave to 7<sup>th</sup> Ave, and they are seeking to partition off and rezone 2 acres at the corner of 7<sup>th</sup> Ave and Bighorn Ave to be location of substation. Big Flats does not currently have its own substation, and the lines that the town is fed from are older and will start experiencing more frequent and longer power outages. Further, without the addition of this

substation, the current lines will reach max capacity in the future which would mean no further new electric services will be available. ATC would work with landowners along the route regarding property reimbursement. Poles would be located 15 ft from the side of the road, with 40 ft between each pole. The route would be approx. 4.2 miles, consisting of about 38 poles with 33 total property owners along the route. Resident comments:

- a. Brad Page: Questioned why this line is not being run underground. It was clarified that because this is a transmission line and not just a service line, it runs higher voltage and requires air circulation, thus all transmission lines are above ground.
- b. Flo Hustad: Questioned the voltage, which is 69kv. Resident expressed concerns about radiation from said power line, and it was clarified that the lines are run by Induction, and there is no radiation exposure.
- c. Jason Monroe: Clarified that 69kv is 69,000 volts. States that the rep's "are paid to make it all sound good." Questioned the easement size and was informed it's "usually 80 ft that's clear cut that length, and ACEC is responsible for clearing vegetation. States he still has concerns regarding the maintenance.
- d. Ken Long: No question
- e. Jay Jocham: Questioned why this location and what other, less populated spots have been considered for this, because most of it will be supporting agriculture needs / town of Coleburn. Representatives stated that there is no other spot considered, if proposal fails it would be "back to the drawing board." Jay expressed concern about the above ground lines and fire danger. Also questioned why not go through Hancock farm fields rather than over population. Representatives stated that it would be cost prohibitive to set up above fields.
- f. Jeff Sperandio: Questioned what other towns turned down this proposal, and why. It was stated that no other proposals had been made anywhere.

Board Chairman Mark Reed then questioned why ACEC is not using current lines that already run along Hwy C and was informed that that route was deemed not viable.

7. Close Public Hearing on rezone and land division request: 6:58pm
8. Call regular meeting to order: 6:59pm
9. Discuss conditional use permit. Vote to approve/deny permit: Motion by Mark to approve, Second by Pam, All in Favor.
10. Discuss request for rezone, land division and amendment to Comprehensive Plan Map 7. Vote to approve/deny request: PC requesting further information about who has 3-phase electric service in Big Flats. Also requesting information regarding why this had been denied at any previous proposed locations. Representative stated they hadn't been denied anywhere, this was the "first and only real option." Vote postponed until next PC meeting.
11. Next Meeting: November 19, 2024 (Vote on item #10 above)
12. Adjourn: 7:03pm, Mark Approved, Bylle Second, All in Favor.