

Town of Big Flats Plan Commission
Meeting Minutes
Tuesday, November 19, 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, Richard Westover ZA were Present, 50 Citizen Guests
3. Public Hearing on Amendment to Comprehensive Plan Map #7 and Zoning Map from R2 to Commercial for parcels 004-00695-0000 & 004-00692-0035 address of 1329 Cty Rd. C, Arkdale:
4. 11 Citizens signed up to speak.
 - a. Mike Clark: Concerned as a citizen. States that if this fails, Klein's have a potential alternative with a scrap metal company that would likely put a shredder in before sharing a video demonstration. States the campground would offer amenities we don't currently have and he would rather utilize what the campground could offer than have a scrapyard.
 - b. Brad Page: States he had a discussion with Wendy, but the DNR told him a scrapyard cannot be grandfathered in and would need a DNR permit. States he spoke to all 24 who got letters and none want the campground. Apologized to the Board for feeling bullied, but asked to make the decision based on what the residents want, not as a response to past bullying.
 - c. Margaret Long: Questioned how often campground could be applied for and was informed there is no limit. Stated she does not like this fact, and that the Comprehensive Plan points to rezoning as being a bad idea, and the town has no right to make that property commercial because the CP shows residential and that map should be the town guide to follow.
 - d. Jim Mason: Stated he is Scott Gray's step-dad, speaking on his behalf. Said there has been a petition to change zoning and it failed. Now

there's a petition for an amendment, but that has to follow zoning plan. Since the change to Comprehensive Plan was set aside, not back to trying to change Zoning. Stated the Board determined already made a determination and unless critical change shouldn't be accepted. States the PC does not have to accept petition after petition to make change.

- e. Jay Jocham: No comment about campground, wanted to discuss the ACEC request.
- f. Matt Neitzel: Shared his wife's family history in the area. Stated she wants to move if campground passes. They are concerned about increased traffic, and he doesn't want to change his lifestyle of the past 15 yrs of leaving/returning in his semi as needed. States commercial property should only be allowed along Hwy 13. Would rather see housing over a campground.
- g. Leslie Gray: States that a junkyard would be commercial and it would not be grandfathered in because it is no longer in Beck's name. Proposed campground would impact 24 properties, and they feel intimidated by the Klein's because they "continue to move forward." States her life has been impacted for a year already & will continue to be negatively impacted if passed. Later stated the pond would be too close to the shed and something bad will happen. Also stated that to "put camping back in to camping" is to make it primitive.
- h. Carrie Sperandio: States she's worked with an attorney over the past 9 months to learn, and a lot was said after it didn't pass. States her attorney said the permit for a scrapyard is not transferrable. Wants nothing to affect their lives as they are. She later expressed her displeasure about the video Mike C presented, and who was being threatened by it if the campground didn't pass.
- i. Jeff Sperandio: Apologized for how the community was affected and how things transpired. States he moved here to retire, and feels that home development would be the only okay development, doesn't want to see any other type of change. Later stated that other offers had been made to purchase the property, which Larry Beck stated he did not receive any other purchase offers.

- j. Terry Schultz: States his property butts the land and noise travels. He is a hunter and states this would “take our quiet away.” Feels there are too many other areas for this to go. Spoke of looking for a tax deduction if something does go in there.
- k. Patrick Arendt (Klein’s Attorney): Stated that the property has been purchased and paid for, and that a scrapyard license has historically followed Grandfather Laws for 12 months. States Klein’s have an offer to sell but still want a campground, and would reduce the number to 250 campsites. Wetland Study has been done and a small area was identified for no development. Soil sample did find an area of lead, surface has been scraped and removed per regulations, it has since gotten an all-clear from the DNR. He further stated Klein’s are looking to keep campground seasonal, with 20 weekend use sites, mostly for family to visit seasonal campers. Spoke about a family-oriented environment, with a future pond development, offering 18-24 employment opportunities. States there would be an annual charge and enforced rules. Sewage would be regulated by the State and County, with an assessed value anticipated of \$3,000,000, which would NOT be eligible for school or lottery credits and would increase the town tax base. States Klein’s are good developers and recreational development is increasing all over the state.
- l. Brandon Beck (NOT signed up to speak): States he has mixed feelings. Understands it would be good for revenue, and seasonal sites are nice. States no one complained about Sand Valley purchasing land here. Does not want to see a scrapyard, or all the land in tree farms.
- m. Justin Browning: (NOT signed up to speak): States people don’t go to the campground looking for trouble and he doesn’t believe it would result in added police calls. States he doesn’t want to see the community pulled apart, and that talking helps bring us together.
- n. Milt Duntley (NOT signed up to speak): States he has no concerns over what goes in there, but when the basement was put in the church, they hit water at 4 ft. Believes with all the metal on the ground, it leeches into the water. States the DNR will not approve.

- o. Steve Hertz (NOT signed up to speak): Stated this app is not much different, we don't know what exactly they want to build and there has been no economic impact study done.
- 5. Close Public Hearing: 6:52pm
- 6. Call Regular meeting to order: 6:53pm
- 7. Approval of Meeting Agenda: Mark Approved, Pam Second, All in Favor.
- 8. Approval of Prior Meeting Minutes: Mark Approved, Bylle Second, All in Favor.
- 9. Discuss/Vote on ACEC Proposed land division and rezone request from A1 to C1: Video along proposed route between 11th Ave and 7th Ave. was shared. A citizen question about the pole placement was clarified by Wendy that aesthetic things like home windows would be taken into consideration for pole placements. Mark, ACEC rep, stated if approved the substation would be finalized and online in late 2026 or early 2027. Clarified that the town gets no energy from the Enbridge station, but it can be a source for our substation. Prairie Nursery would be employed to restore and replant windbreak around the substation. States the whole town will benefit from this substation, plus it allows for contingency preparation. Motion to Approve by Bylle, Second by Pam, All in Favor. Notification will officially be sent to Town Board.
- 10. Discuss/Vote on rezone request for CP Map 7 and Zoning Map regarding parcels 004-00695-0000 & 004-00692-0035: Bylle made Motion to Vote, Pam Second. Vote Taken with Yea from Pam, Wendy an Bylle, Nay Vote from Mark. Notification will officially be sent to Town Board.
- 11. Set next meeting date: December 17, 2024
- 12. Adjourn: 7:28 pm Pam Approved, Bylle Second, All in Favor.