

**Town of Big Flats Plan Commission  
Meeting Minutes**

**Tuesday, May 20, 2025, 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, Mike Clark PC, Pam Marquardt PC, Bylle Skoczek PC, Joe Thomas PC, Richard Westover ZA were Present, 19 Citizen Guests
3. Open Public Hearing: 6:01 pm. Wendy clarified that this first hearing was for both land division and rezone requests.
4. Take public comment r/t Land Division request and Rezone request of parcel 004-00250-0025 being 22.35 acres and parcel 004-00254-0015, also 22.35 acres. This area is zoned F1. Property owner (Maria Suchecka) is looking to create two smaller lots from each parcel, then combine the remaining acreage into one parcel. This would go from two parcels to five parcels. She requests that four parcels be rezoned to R1: Two citizens requested to speak.
  - Jeff Sperandio asked for clarification about what was being requested. Wendy explained that it was two properties that are currently zoned Forestry (F1) located on 8<sup>th</sup> and Beaver Ave, totaling just over 44 acres, and the landowner, who recently purchased the land, is requesting to divide the land into five parcels to allow for building of new homes for herself and her children. She is requesting new zoning to be able to do so.
  - Matt Neitzel questioned if the property was Managed Forest Land. Wendy clarified that it was MFL when purchased and was removed from MFL status on 1/1/2025.
  - PC member comments: Mike stated he felt it was a stretch to do what was requested due to the odd property shapes proposed. Joe commented that there were little spots of R1/R2 scattered around the

area. Pam stated she did not agree with this request as she feels it is not in the best interest of Big Flats and fears it would set a precedent for forest land. Wendy stated that she had been emailing with Maria and at one point Maria asked about dividing the land into four 10-acre lots, so Wendy emailed Maria today trying to clarify her desire, but did not hear back from her prior to meeting.

5. Close Public Hearing: 6:10pm

6. Open Public Hearing: 6:11pm

7. Take public comment related to Rezone request at 713 State Hwy 13, a 3.03acre parcel currently zoned R2. The owner (Kendra White) is requesting that the property be rezoned to C1. She would like to put in a coffee and/or smoke shop using the lower level of the existing building. A residence is on the upper level: Owner Kendra White present and stated she would like it to be a coffee/smoke shop with a drive-through, and sell T-shirts and potentially add bakery, starting with Bagels. She stated the business would utilize two driveways to ease traffic concerns and that she is working with the DOT on the driveway/drive-through issues. Three residents requested to speak

- Jeff Sperandio stated he just wanted to see what the request was about, which Kendra had just clarified
- Richard Westover requested a U-Turn driveway if there was a drive-through due to potential traffic hazards on Hwy 13. Kendra clarified her proposed drive/parking plans, stated both driveways are approved and that neighbors use one as an easement to their seasonal properties.
- Margaret Long questioned where this was located, her question was answered
- PC Member comments: Pam questioned if there would still be a residence located in the upstairs portion and this was confirmed.

8. Close Public Hearing: 6:18pm

9. Call Regular Meeting to Order: 6:19pm

10. Roll Call: Wendy Goerke PC Chair, Mike Clark PC, Pam Marquardt PC, Bylle Skoczek PC, Joe Thomas PC, Richard Westover ZA were Present, 19 Citizen Guests
11. Approve Agenda: Motion by Bylle, Second by Joe, All in Favor
12. Review/Approve prior minutes: Motion by Bylle, Second by Pam, All in Favor. Carrie Sperandio questioned if any changes would be posted on the town website right away. Wendy stated that was done as soon as possible.
13. PC Members discuss and vote on request by Maria Suchecka. That being 1-land division, 2-rezone. Make recommendation to Town Board if approved: PC members discussed that per our Comprehensive Plan and Zoning, Big Flats does not want smaller lots in that area and that the current smaller lots were designated prior to the town adoption of Zoning Ordinances. Also, the layout for the fifth and larger lot does not conform to our Land Division Ordinance.  
Request #1: Mike: No, Joe: No, Bylle: No, Pam: No, Wendy: No  
Request does NOT pass and vote for Request #2 becomes moot.  
At this time, Maria can build one residence on each of the two parcels for herself and her family.
14. PC Members discuss and vote on rezone request by Kendra White, Make recommendation to Town Board if approved: Kendra's request meets Big Flats' Comprehensive Plan and Zoning Ordinance for business development along Hwy 13, and a residence is allowed on commercial property for the businessowner.  
Mike: Yes, Joe: Yes, Bylle: Yes, Pam: Yes, Wendy: Yes.  
All in Favor, request passes, Bylle made motion to recommend to Town Board, Second by Joe, All in Favor.
15. Next Public Hearing and Regular Meeting: Tuesday June 3, 2025 at 6pm
16. Adjourn: 6:25 pm Pam Approved, Bylle Second, All in Favor.