

**Town of Big Flats Plan Commission**  
**Meeting Minutes**  
**Tuesday, September 16, 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, 7 Citizen Guests
3. Approval of Meeting Agenda: Bylle Approved, Joe Second, All in Favor.
4. Approval of Prior Meeting Minutes: Joe Approved, Bylle Second, All in Favor.
5. Discuss plans for County Forest Program in our town. Review tax implications. Do we support the purchase of any or all of these lots? Chairperson Wendy stated that this discussion is for PC members, it is not an open discussion for community members, however, if anyone would like to speak, she requests they raise their hand and be acknowledged to speak before doing so. She then clarified that all potential properties are currently in MFL with Meteor Timber, the taxes are \$28.80 for each 40 acres, the town receives 80% of this, making the total income for the town last year \$391.68. The town would lose this income if the land were County Forest/County owned, but would instead receive 10% of the income when any lot would be logged, which if staggered could potentially be an annual logging somewhere. Wendy also stated that some of the properties would potentially need to be rezoned. She stated she is not against this county purchase, but wonders about future development and if the town would be interested in selling all lots requested or just the ones that have high water/flood potential. Jay Jocham stated he had been told that the amount of land purchased would be contingent on the dollar amount the county's

grant is approved for. Concerns discussed amongst the PC and community members included: people leaving/dumping trash on the properties, how and who would monitor and provide care for these locations, how would lighting and security be properly addressed, concern that the town doesn't need more spaces for ATV's to tear up, and if areas wouldn't become parks, would the town have any say in what does happen with the land once sold, as there are concerns about if they would someday sell to Sand Valley, as happened with our 50-year Legacy Forest, which set a potential precedent, and if there could be something in the sale that says if the land is ever to be sold that Big Flats would have first offer to repurchase.

Bylle made a motion to table this discussion for next meeting, allowing Wendy time to get answers to these questions. Pam seconded this motion, all in favor.

6. Start review of the Zoning Ordinance for suggestions on updates:  
Chairperson Wendy opened by saying that she was open to taking emails through this process at [pcchair@bigflats.wi.com](mailto:pcchair@bigflats.wi.com) from anyone with questions, concerns or suggestions regarding zoning and land use. PC members then began the review. The following changes will be made:
  1. Page 4-Authority-Wendy will have the town attorney review this section
  2. Page 5-Animal Unit- Change poultry or rabbits to 12 (was 25)
  3. Page 6-Dwelling- Add "sheds" to the part "does not include"
  4. Page 6-Carport- After much discussion the decision was made to table this portion
  5. Page 7-Exotic Animals (started on page 6)- typo on last sentence. Should read "the term exotic animal can be used to describe non-traditional pets generally thought of **as** a wild species."
  6. Page 7- Fence- Add to sentence: "uniform in style, made of all the same material, and is pleasing to the eye."
  7. Page 7-Livestock- Remove "or domestic fowl," and remove "and game fowl"
  8. Page 7-**\*\*ADD Lean-To & definition-** exact working to be discussed
  9. Page 9-Poultry- Add "and game fowl raised in captivity." (remove "and" before geese, use comma instead)

10. Page 9- \*\*ADD "Shed-garden" & definition-"Structure for storage, may be pre-fab or custom built, not more than 150 sq ft in size.
7. Set next meeting date: October 28, 2025 at 6pm
8. Adjourn: 7:11 pm Mike Approved, Bylle Second, All in Favor.

PJM for WG (10/10/25)

DRAFT