

Town of Big Flats Plan Commission
Meeting Minutes
Tuesday, October 28, 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, Bylle Skoczek PC, Joe Thomas PC, Richard Westover ZA, Town Chair Dick Meyers Present, Pam Marquardt PC was absent, Five (5) Citizen Guests
3. Approval of Meeting Agenda: Bylle Approved, Joe Second, All in Favor.
4. Approval of Prior Meeting Minutes: Joe Approved, Mike Second, All in Favor.
5. Update on plans for the County Forest Program in Big Flats: Wendy spoke with Tyler and Colton about concerns that had been brought to attention. They will put up trail cameras in some locations. There are no plans at this time to put up lighting. They will request DNR and Sherrif Dept. monitor the locations, with additional services/monitoring as needed.
Meteor Timber has put 9 of the 17 parcels up for sale. A Florida developer has expressed interest in subdividing a parcel. Local developer Jack Akers is also interested in dividing a parcel into 10's and 2's. The county is still working with Meteor Timber, but it is a process that takes a while. Some lots may not even be available by the time everything gets approved.
6. Continue review of the Zoning Ordinance for suggestions on updates:
 - Pg 5: Animal Unit: ADD "1 animal unit requires 1 acre of usable pasture."
 - Pg 6: Carport: ADD "Max size 20' x 24' x 10', max of 2 per lot. Anything outside this definition requires a land use permit and contact with the Zoning Administrator."
 - Pg 6: ADD section after Conditional Use section: "Container: Storage Unit such as the cargo area of a box truck or a shipping container, unaltered or

unmodified. 1 per parcel or group of parcels under similar ownership or control. Counts as one accessory building, and requires a permit.

- Pg 7: Lean-To: ADD “A single sloped roof structure that attaches to a higher existing wall or building, providing an open yet sheltered extension. Anything more than 6ft requires a permit.”
- Pg 9: After the Setback section: ADD **Shed-Garden**: A structure for storage, prefab or custom built, not more than 150 sq feet
- Pg 12: B. Use Regulations, section 1C: Accessory buildings not to exceed two, (ADD) in addition to two carports and one garden shed.
- Pg 12: B. Use Regulations, section 1C: REMOVE last sentence.
- Pg 12: B. Use Regulations, section 1D: CHANGE to read: Recreational Vehicles or Camping units not to exceed two per parcel or group of parcels under similar ownership or control. An annual permit and fee per vehicle/unit is required. Also see Section G-4.
- Pg 13: B (starting on page 12), section 1E: REMOVE “on lots less than (5) five acres.”
- Pg 13: B (starting on page 12) section 2: REMOVE entire section
- Pg 14: 2B. Section C: CHANGE first sentence to read: “Accessory buildings, structures and uses shall be compatible with the principal uses, and two (2) accessory buildings, two (2) carports and one (1) garden shed
- Pg 14: 2B: Section C: REMOVE last sentence of paragraph
- Pg 14: 2D. Section D: CHANGE to read: Recreational Vehicles or Camping units not to exceed two per parcel or group of parcels under similar ownership or control. An annual permit and fee per vehicle/unit is required. Also see Section G-4.
- Pg 14: 2 Section E: CHANGE first sentence: “Up to 24 birds are allowed on five (5) acres or more.”

7. Set next meeting date: November 18, 2025@6pm

8. Adjourn: 7:07 pm, Mike Approved, Bylle Second, All in Favor.