

**Town of Big Flats Plan Commission
Public Hearing & Meeting Minutes
Tuesday, June 3, 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, 61 Citizen Guests
3. Open Public Hearing: 6:01pm
4. Take public comment related to an application to amend the Comprehensive Plan Map 7 from Rural Residential (R2) to Commercial (C1) and to amend the zoning map to the same. Address of 1329 Cty Rd C. This includes 39.89 acre parcel #004-00695-0000 and a 30.17 acre parcel #004-00692-0035. The property owners, Roberta Klein and Chris Klein are wanting to develop a Campground with some amenities open to the public: 20 residents signed up to speak. Each was granted 3 minutes after Chairperson Wendy reminded everyone to please be respectful:
 - a. Jamie Proctor: Concerned about environmental protection, housing, jobs, states campground will provide for none. Stated new development is compatible, but the campground would make connecting properties lose all value.
 - b. Leslie Gray: States CG “conflicts with out quiet neighborhood,” that nothing new was presented by the PC and no answers have been received. States there were no detailed site plans or other details provided. States that it will increase traffic, fire danger, fire/police calls, double the population for summer and devalue neighboring properties. Stated that survey stakes from a June 3, 2025 survey were removed, it’s been an atmosphere of intimidation, and that they have received threats from the Klein’s.

- c. John Zwicky: Questioned why another campground. Concerns of increased police presence that would be needed. States that he isn't living here yet, but there's "lots of shady talk." Stated that IF he lived here he would be sitting on Hwy C lighting cannons, and that there is a lot of corruption which should be addressed.
- d. Rob Klein: Stated that they have "a relatively clear vision" for the campground but cannot justify spending \$20-30K to build a map. They've promised a nice, civil campground, and believe the town chair position changed due to the stance of the prior chairperson. They've invested money thinking they would be building a campground on commercial land, and they're not willing to lose a bunch of money already invested, so it's either going to go through for the campground or the land will be sold to another salvage yard
- e. Chelley Beck: Thanked the PC and board, stated it's justified to take away rights in meeting decorum is not followed. Stated that "a plan is just a plan" that can change, just as their lives did after a medical diagnosis. Chelley said she's camped a lot and has never seen police called, never heard of a noise issue, and that wildlife will adjust and return. Much of the issues are related to some people hunting others' land. Stated that the Beck family will gain nothing out of the campground, but the town will gain tax revenue.
- f. Jolene McGinnity: States she's representing two families that are trying to preserve what their grandparents left behind. Stated her family is buried in the cemetery, and she's worried about her children's future if the campground is passed.
- g. Kelly Neitzel: Stated she lives next door to the proposed campground, and she'd prefer to see it developed into housing, which she believes would bring higher tax revenue than a campground.
- h. Matt Neitzel: States he is against the proposed change. Asked the PC members how they would feel if it would be build behind their homes, said all members should think about it from being in "their shoes" and how everyone would feel then.
- i. Brandon Beck: Passed

- j. Steve Hertz: Stated he is against the rezoning, and if the biggest thing is an estimated \$8400 annual in taxes worth changing the entire landscape permanently.
- k. Margaret Long: States she respectfully submits her opposition to this rezone request. States it goes against the 10year Comprehensive Plan. Wants to preserve the rural community, forest, wildlife and peace of the area. Quoted a few things from the Comprehensive Plan (pgs 26 and 59) and stated that the zoning shows the area as residential now, and in the future. States that Commercial should only be located along Hwy 13.
- l. Ken Long: Says he "is against" the proposal, and if "you were in my shoes, you would be, too." Stated that no trespassing signs on his trees have been turned to face the direction of his property.
- m. Jim Krahn: Stated that his family bought property here in 1962, and if everything had stayed as it was then, most of these people wouldn't even be here as 40 acres were needed to build on. Change is inevitable and normal. Stated he has been bothered by and harassed by people because he is "pro-campground."
- n. Craig Droskiewicz: Stated he supports the connecting property owners who don't want to see this change, and that he is upset about the proposal and has signed a petition to support fighting the change.
- o. Carrie Sperandio: Thanked those who support the opposition and signed their petition, further stated that she has gone door-to-door and to public places to meet and talk with people and says they have a lot of support. Has a petition with 244 signatures plus 13 others who say "no" to the rezone.
- p. Jeff Sperandio: Said he his humbled by all of the support against the proposal and hopes the number of signatures is considered.
- q. Flo Hustad: Stated she is not major for or against the campground, but a gated community would be better. Questioned if Big Flats "wants to be annexed by Rome" and that taxes would go up for sure. Stated she doesn't "like how it's gone down" and takes issue with all of the corruption.

- r. Hazel Duntley: States the \$8400 in est. tax revenue wouldn't cover much road repair and with everything open to ATV's there is already so much more traffic. States the increased need for fire and police coverage would not align with the town income. Says housing generates more income in her opinion. Also not happy that there is only one way in/out for the campground, right on Hwy C.
 - s. Jay Jocham: Yields
 - t. Nancy Roeber: Stated that Comprehensive Plan chart on pages 69-70 states the town only needs 7 acres for commercial property. She suggests 10 7-acre lots instead as that will bring more tax dollars. States the division that's been caused should be a red flag for the change.
 - u. Kent Kruzan: Refused to follow guidelines to speak, so was not heard.
5. Close public hearing: 6:43pm
6. Call regular meeting to order: 6:43pm
7. Roll Call: Wendy Goerke PC Chair, Mike Clark PC, Pam Marquardt PC, Bylle Skoczek PC, Joe Thomas PC, Richard Westover ZA were Present, 61 Citizen Guests
8. Approve agenda: Pam approved, Bylle second, All in Favor
9. Review/Approve prior meeting minutes: Wendy clarified that she had emailed, not spoken to, Maria Suchecka regarding clarification of her intent. Pending this change, Bylle approved meeting minutes, Joe seconded, All in Favor.
10. PC Members discuss and vote on request by Roberta and Chris Klein. Vote is on amending the Comprehensive Plan Map 7 and Zoning Map from R2 to C1 on the above parcels. Make recommendation to Town Board if approved: Mike stated that the property tax was not addressed. Wendy showed the map with commercial in red, displaying that all around the red is yellow R1 or blue Government. She stated that goal of the

Comprehensive Plan is to include development adjacent to state AND county Highways, and that in the Zoning rules of permitted uses for commercial property a campground is listed as acceptable.

As for taxes, she spoke with the assessor and pointed out that the adjoining 25 properties have a current tax total to the town of \$5704.08. All but three of those property owners pay less than \$400 in taxes to Big Flats. Wendy pointed out that dividing the property into 12 5-acre lots, with homes built, would bring in, on the generous side, \$400 each to the town. That total revenue would still be less than the campground would pay to the town. She also noted in comparison that Pineland, which is just less than half the land size as this proposal, brings approximately \$3277.55 to the town in taxes.

The assessor further confirmed that the campground would bring more revenue than residential or scrap yard, and that it would also help hold property values better.

Wendy stated that traffic, crime, noise, roads, trespassing concerns, and potential increase in police/fire needs have all been addressed.

Due to several unruly disruptions from the audience during this time, the meeting was abruptly adjourned by the Chairperson before voting was completed.

11. Adjourn: 6:54pm

PJM for WG (8/14/25)