

Town of Big Flats Plan Commission
Meeting Minutes
Wednesday, February 25, 2026, 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, Five Citizen Guests
3. Approval of Meeting Agenda: Bylle Approved, Joe Second, All in Favor.
4. Approval of Prior Meeting Minutes: Bylle Approved, Joe Second, All in Favor.
5. Review Land Division Ordinance #35 and Public Nuisance Ordinance #33. Upcoming review of ordinances and potential changes with Attorney:
Due to not all members having a chance to review Ordinance #35, this Ordinance will be reviewed at the next meeting. Ordinance #33 was reviewed with the following change suggestions, which will be further discussed with the Nuisance Committee before Attorney review.
ORDINANCE #33
 - Page 1 Section IV:A. CHANGE 35 acres to 20 acres (Please see also Zoning Ordinance Section 3.E3.C1, Section 3.E4.C1, Section 3.E6.C, and Section 3.E8.D1)
 - Page 7 Section IX:A.3. CHANGE Subsection J to Subsection I
 - Page 8 Section IX:A.4. CHANGE Subsection J to Subsection H/I/J
 - Page 8 Section IX:A.6. CHANGE Subsection K to Subsection J
 - Page 8 Section IX:A.6. PC Chair refers this one to the Nuisance Committee. Mike will look into the State Statute and Justin will

look into the County Statute and these will be discussed with the Nuisance Committee for further recommendation.

- Page 11 Section XII:A. INCREASE penalty from \$20 to \$100
- Page 12 Section XII:B. INCREASE penalty from \$100 to \$250

6. New Business: Applications for review and reappointments for expiring PC terms:

A Land Use Application has been received from Warren Schoenborn, who is interested in putting up 8' fencing and starting a deer farm at 989 Big Horn Ave. Warren was in attendance to discuss this further, so PC agreed to move this item for discussion, and was immediately following Approval of prior minutes. Several PC Members had questions that were addressed. Mr. Schoenborn states he is not looking for any extra animal units, just what is currently allowable with Zoning. He stated he is not looking to put up any additional buildings and he will be cognizant about distance from neighbors when setting this up. He is looking to potentially set up several one-acre pens to keep animals secured for breeding. He will be working with the DNR, USDA and other legal entities to ensure compliance with all laws. He would like to build a double-perimeter fence to ensure containment and safety of the animals. He will be working with scientists, vets, and other professionals with a goal of raising genetically modified CWD Resistant deer. Unwanted animals will be properly sold or harvested. This will be a relatively closed environment, for the purpose of biosecurity control. He stated he will be careful to not cause a distraction to the area, and he feels this is an opportunity to bring another type of farming to the area. His end goal is a healthy, CWD resistant, closed herd. A public hearing will be set up.

There has been an inquiry into the possibility of opening a Gentleman's Club in Big Flats. Rich will let them know that there is an ordinance in place restricting any type of Bawdyhouse and that there is also no liquor license available.

Bylle Skoczek and Joe Thomas terms expire in 2026. Both are willing to be reappointed to the position for a 3 year term. PC Chair will inform the Town Board for their consideration at the next Board Meeting.

Rich Westover, ZA, has also requested further definition of Gazebo, and would like to add verbiage related to razing permits. Mike Clark brought up that he would like to ensure that PC Definitions align with Town Zoning Definitions.

7. Set next meeting date: March 17, 2026 @ 6pm

8. Adjourn: 7:14 pm Pam Approved, Mike Second, All in Favor.

PJM for WG (3/4/26)

DRAFT