

LAND USE APPLICATION FOR PERMIT

Please make check payable and mail to:

Town of Big Flats
1104 County Road C, Arkdale, WI 54613 p:
608-564-7754 e: zoning@bigflatswi.com

New construction (150 sq. ft and larger) and requested zoning changes require this permit. Land Use Applications should be filed with the Town Clerk for the Zoning Administrator at the above address and require a **\$100 fee, as of Jan. 1, 2025**. The fee is doubled to **\$200** if a building is added prior to an issued permit. Zoning Amendments and Conditional Use Applications should be filed with the Town Clerk for the Plan Commission and will require a **\$350 fee**. The following information is required for all applications and subject to Plan Commission approval. This form and the Land Use and Zoning Ordinance can be downloaded online at: www.bigflatswi.com

ALL FEES ARE NON-REFUNDABLE

RECEIVED
FEB 19 2026
BY: *[Signature]*

1. Project Address or Location: 989 Bighorn Ave Big Flats WI

1b. Project Description and Use: Put up some 8' fencing and raise deer
(Attach additional pages if more space is needed)

2. This is an application for (Check all that apply):

Land Use Permit
 Conditional Use Permit
 Zoning Map Amendment from _____ to _____
(Land divisions require the Land Division Application)

THIS APPLICATION IS GOOD FOR ONLY 1 YEAR FROM DATE APPROVED.
If work is not completed within the 1 year, you must file & pay for a new application.

3. Applicant & Property Owner Information:

Applicant Name: Warren Schoenborn Property Owner (if not applicant): _____
Address: 989 Big horn Ave City/State/Zip: Big Flats WI. 54943
Phone: 608-449-2056 Email: warrenschoenborn@yahoo.com

Project Contact Person (if not applicant): _____ Company: _____
Address: _____ City/State/Zip: _____
Phone: _____ Email: _____

This application is good for one year from date of approval

Failure to provide ALL the Project Information below will delay approval of this application.

4. Project Information (Please provide ALL of the following):

Project Starting Date: April 2026 Completion Date: 18 Months

- Letter of Intent (stating what you plan to do)
- Site Plan sketch (project details including all lot lines, setbacks to buildings, driveways, etc). Use Site Plan on page 2.
- Attach Building Elevation drawings, floor plans and square footage (example 24 x 26) and height.
- Filing Fee (Make checks payable to Town of Big Flats).
- Proposed building site must be **staked prior to inspection**.

S H W H | W K H U H

5. Applicant's Signature and Consent: Applicant's Signature and Consent: I hereby certify that the above information is accurate and I agree to comply with all applicable ordinances of the Town of Big Flats and with the conditions imposed by this application. I understand that it is my responsibility to determine if my use is subject to regulations of any other entity such as Adams County, the State of Wisconsin, or a homeowners association. I understand this form is not in itself a Land Use Permit but only an application for a Permit and is valid only with procurement of applicable approvals. The issuance of this Application creates no legal liability, express or implied, on the Town of Big Flats. I further grant consent for department staff to enter the premises.

Applicant's Signature: *[Signature]* Date: 2-19-26

FOR OFFICE USE

Amt. Paid 350.00 Ck # 9630 Date Rec'd 2/19/26 Rec'd by *[Signature]* Zoning District _____ Receipt No. _____

Review Required by Plan Commission
 Zoning Administrator Approval _____ Date _____ REV 5/2025

(Zoning Administrator signature signifies Town Board Approval)

Adams County permit(s) required before proceeding if line is checked.

Site Map / Plot Plan

PLEASE NOTE: All setbacks must be clearly and accurately shown on the map or the map will be returned to you for clarification which will result in a delay of your project.

- Clearly show which direction is north with a North Arrow **CNF**).
- Site map must be either drawn to scale **m**:be dimensionally accurate.
- Show all roads that about the parcel.
- Clearly indicate whether measurements from a road are from the lot line or the road centerline.
- Show all water-bodies abutting and/or within the parcel with setbacks from the Ordinary High-Water Mark.



The above is conceptual and intended only to illustrate potential locations for future deer pens. The black outlined area located in the upper-left portion of the drawing represents an area where no pen construction is proposed. The outlined areas located in the upper-right and the two lower sections of the property identify possible locations for future deer pens. These locations are preliminary and subject to adjustment following final planning, professional layout assistance, and guidance received through the Conditional Use Permit review process.

Final pen placement, size, and configuration will be determined to ensure compliance with Town setback requirements, property features, and applicable state regulations.

IMPORTANT NOTICE TO PERMIT APPLICANTS REGARDING WETLANDS

- ▶ **AS OWNER AND/OR AGENT, YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. (w,11s SrATS 59.691)**
[H1TP://DNR.WI.GOV /WETLANDS/MAPPING.HTML](http://DNR.WI.GOV/WETLANDS/MAPPING.HTML)

Letter of Intent

Conditional Use Permit Application — Farm-Raised Whitetail Deer Breeding

Big Flats Town Zoning Board

Town of Big Flats, Wisconsin

Dear Members of the Zoning Board,

My name is Warren Schoenborn, and I am the owner of property located at 989 Bighorn Ave. Hancock WI within the Town of Big Flats, Wisconsin. I respectfully submit this Letter of Intent in support of my application for a Conditional Use Permit to establish a farm-raised whitetail deer breeding program on my property.

The proposed use is agricultural in nature and will consist solely of raising and breeding whitetail deer with an emphasis for Genetic markers that are resistant to Chronic Wasting Disease. The operation will not include hunting activities.

Project Description

The project will involve the installation of enclosed deer pens utilizing agricultural-grade deer fencing designed specifically for farm-raised cervids. These enclosures are intended to provide safe containment, proper animal management, and protection.

A preliminary sketch has been prepared to illustrate general concepts for pen placement; however, the layout is not finalized. My intention is to build 1 pen to start and potentially up to 3 for proper separation of sexes and age class animals. Final design and placement will be completed only after consultation with Town officials, planning guidance, and applicable state agencies to ensure compliance with all zoning requirements, setbacks, and best agricultural practices.

My goal is to design the facility thoughtfully, so it integrates appropriately with the property while respecting surrounding land uses.

Operational Characteristics

The proposed operation is planned as a low-impact agricultural use with the following characteristics:

- Breeding and raising farm-raised whitetail deer
- Animal numbers scaled appropriately to available acreage and welfare standards
- Compliance with all applicable Wisconsin DATCP and DNR regulations governing farm-raised cervids
- Secure perimeter fencing meeting or exceeding regulatory standards
- Normal agricultural vehicle activity only, with minimal traffic generation

- No retail operations, events, or customer visitation beyond normal agricultural business activities
 - Routine care and management conducted during normal daytime hours
-

Site Management and Neighbor Consideration

Careful attention will be given to maintaining compatibility with neighboring properties and preserving the rural character of the Town of Big Flats. Management practices will include:

- Maintaining clean and orderly facilities
- Responsible land management consistent with accepted agricultural practices
- Placement of pens with consideration for setbacks, visibility, and natural buffers where practical
- Ongoing maintenance of fencing and infrastructure to ensure safety and containment

The intent is to operate a quiet, professionally managed agricultural enterprise that does not detract from the surrounding rural environment.

Commitment to Cooperation and Compliance

I understand that Conditional Use Permits are intended to ensure that certain uses operate in harmony with the community. I welcome reasonable conditions or guidance from the Town regarding layout, fencing, setbacks, or operational considerations.

Because the project is still in the planning stage, I intentionally seek input through this process, so the final design reflects Town zoning and fencing expectations before construction decisions are finalized.

Closing

I appreciate the Zoning Board's time and consideration of this request and look forward to working cooperatively with the Town of Big Flats throughout the review process. My intention is to develop a responsible agricultural operation that complies with all regulations and contributes positively to the local rural community.

Please feel free to contact me if additional information is needed.

Respectfully submitted,

Warren Schoenborn
989 Bighorn Ave

Hancock Wi. 54943
608-449-2056

Warrenschoenborn@yahoo.com