

**Town of Big Flats Plan Commission
Meeting Minutes**

Tuesday, April 14, 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, Pam Marquardt PC, Bylle Skoczek PC, Joe Thomas PC, Richard Westover ZA were Present, (Mike Clark PC absent)
Three Citizen Guests
3. Approval of Meeting Agenda: Bylle Approved, Pam Second, All in Favor.
4. Approval of Prior Meeting Minutes:
 - Minutes from 3/17/26 Joe Approved, Bylle Second, All in Favor.
 - Minutes from 3/26/26 Joe Approved, Bylle Second, All in Favor
5. Final review and discussion on Zoning Ordinance and Land Division Ordinance updates:

Wendy stated that updated ordinances and maps should all be online, and the attorney will review them from there. When the proposed changes are received, they will then be reviewed for legality and alignment with state statutes.

Discussion about campers and proposal for one per property at no charge, rate to be determined at town annual meeting for a second annual camper permit per property.

Discussion about some residential areas again dealing with excessive water levels. Plan is being made for PC members to inspect properties to determine potential future zoning issues. This will be discussed further at the next meeting, and action would require posting and holding a Public Hearing.

Discussion about Razing permits, the County oversees this process and doesn't feel the town needs to have an ordinance. Will add Razing definition and requirements to ordinances.

Further commission discussion regarding poultry and rabbit limits/restrictions, motion was made by Joe and Second by Bylle with All in Favor to remove rooster clause and increase allowable numbers as listed below.

Proposed zoning changes from meeting listed below:

- Pg 5: MOVE "poultry or rabbits"
- Pg 7: Fence: REMOVE "pleasing to the eye"
- Pg 8: ADD definition "Outdoor Wood Boiler/Furnace: Freestanding exterior structure designed to burn wood for heating water. Must burn dry, untreated wood only. Unit must be located a minimum of 15 ft from any other structure and must sit on a compacted surface or gravel base.
- Pg 9: ADD "rabbits" to the list of domestic fowl (under Poultry)
- Pg 9: Add "Razing: The act of destroying, demolishing or leveling a structure or building to the ground. Permits are required through Adams County"
- Pg 12 Section 1B(e): CHANGE to read: "Up to 30 birds or rabbits total if on 2-5 acres, 60 birds or rabbits if more than 5 acres. One rooster per property."
- Pg 14: 2 Section E: CHANGE first sentence: "Up to 30 birds or rabbits total if on 2-5 acres, 60 birds or rabbits if more than 5 acres. One rooster per property."

6. New business items—Zoning Map review?: To be discussed at next meeting

7. Set next meeting date: May 19, 2026 @ 6pm

8. Adjourn: 6:55 pm Pam Approved, Bylle Second, All in Favor.