

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

Tuesday, August 18, 2026, 6:00 pm

Big Flats Town Hall

1104 County Rd. C, Arkdale, WI 54613

1. Call to order by Chairperson Wendy at 6:01 pm
2. Roll Call: Wendy Goerke PC Chair, Pam Marquardt PC, Bylle Skoczec PC, Joe Thomas PC, Mike Clark PC, Jay Jocham ZA were Present, Nine Citizen Guests
3. Open Public Hearing on Conditional Use Permit at 1112 16th Ave:
Application from Darek and Monica Pyrc to build a storage garage with 29' peak on roof
4. Take Public Comment: Six residents signed up to speak. Darek first discussed his desire for a storage building that could house heavier, taller machinery, for example a boom lift, and he is concerned about snow in regards to roof pitch. Darek owns a construction business in IL and may relocate the business here someday.
Residents who signed in to speak were each given three minutes.
 - a. Rich Westover: Stated that property is residential and a business is not possible unless the property is rezoned commercial. He questions if the property is in compliance with other ordinances, as he knows there were several issues.
 - b. Robert Waterpool: Passed
 - c. Hazel Duntley: Stated they are direct neighbors to this property, and that the place is always kept neat and clean. Further stated that she had spoken with the other neighbors and claims none have any issues with this proposal.
 - d. Milt Duntley: Stated that his property butts up to two sides of this property and he sees no issue. Also stated that other small businesses are run from residential home properties, so he sees no issue with this potential for the future if everything else is in compliance.

- e. Jay Jocham, ZA: Questioned current desired use for this proposed building, and if there was still a plan to put in a basement. Questioned why the 29' peak height. Asked if a bathroom will be in the building, and why there were four windows proposed for one side.
- f. Darek Pyrc: Question/concern responses: Stated that the only violation that he is aware of is his storage container, which he will be removing once the garage is complete and the contents of the container can be moved to the garage, and he only recently learned it was a violation. There is only one garage and one storage container on the property at this time. Current use would be for storage, there are to be two levels on a portion of the garage for additional storage capacity, and a bathroom with shower, as his wife doesn't like him dragging the dirt into the house. He is asking for the additional height to the roof because he knows roofing and knows that due to snow amounts here, he needs a steeper pitch than the traditional 6/12. Stated that a metal roof will be installed.

Wendy clarified for everyone in attendance that the ordinance is 20' peak in rural residential, and 35' peak for commercial buildings.

- 5. Close Public Hearing: 6:27pm
- 6. Open Regular Meeting: 6:27 pm
- 7. Roll Call: Wendy Goerke PC Chair, Pam Marquardt PC, Bylle Skoczec PC, Joe Thomas PC, Mike Clark PC, Jay Jocham ZA were Present, Nine Citizen Guests
- 8. Approval of Meeting Agenda: Pam Approved, Bylle Second, All in Favor.
- 9. Approval of Prior Meeting Minutes: Bylle Approved, Joe Second, All in Favor.
- 10. Discussion on Conditional Use Application. Approve/Deny Application: Commissioner Joe and Mr Pyrc had some further discussion about elevation

and measurements, and Commissioner Pam stated she wanted to clarify that no living quarters in garages were allowed.

After confirming that all members questions/concerns had been addressed, Wendy asked if everyone was okay with a simple voice vote which was agreed to and taken.

Results: Mike-Approve, Joe-Approve, Bylle-Approve, Pam-Approve, Wendy-Approve.

11. Update on Land Use and Zoning Ordinance reviews: Chairperson Wendy reported that she has been working with the town Attorney, last meeting was on Friday and she is now waiting for an email from the Atty. A Public Hearing about the proposed changes will be scheduled when things are finalized.

Wendy reported that some of the property in town that the county was looking to purchase from Media Timber has been sold to a private purchaser. The property on 13th Ave that a developer from Florida was looking at purchasing for a subdivision has not sold yet. She noted that a portion of the property is in a floodplane, and that it should be changed in the zoning map to reflect this.

At this time, Jay ZA clarified to the Pyc's that the PC will be making a recommendation to the town at the next Board Meeting to approve their request, but the final outcome is determined by the Board.

Resident Hazel Duntley asked for an update on the Campground, Wendy stated that they were working with the DNR as some studies needed to be done, and that licensing took time. Hazel then asked about the fence around the cemetery and when it would be adjusted to accommodate for the present lot size. Wendy stated she will work with Dale and the Highway crew to have the fence on the west side addition of the cemetery corrected in the future.

12. Set next meeting date: September 15, 2026 at 6:00pm (if needed)

13. Adjourn: 6:42 pm Pam Approved, Bylle Second, All in Favor.