MINUTES Plan Commission Meeting

Meeting Date: **Thursday June 23, 2022**
Time: **6:30 pm**
Meeting Location: **Dekorra Town Hall, W8225 County Rd JV**, Poynette, WI

Town of Dekorra
W82225 County Rd JV
Poynette, WI 53955
www.dekorra-wi.gov
608-635-2014

1. Call to Order/Roll Call
   The June 23, 2022, Town of Dekorra Plan Commission was called to order at 6:30 pm by Chair Kyle R. Knuteson.
2. Pledge of Allegiance
3. Approval of Agenda/Affidavit of posting.

   ACTION: Motion (Van Etten/Caldwell) to approve the June 23, 2022, agenda. Motion carried.
4. Approval of previous minutes.
   ACTION: Motion (Van Etten/Caldwell) to approve the April 28, 2022, Plan Commission minutes. Motion carried.

5. **Waugh, Ron – Parcel 11010-234.02, W8289 County Road B, Town of Dekorra, Columbia County. Zoning of 22.86 acres of parcel to A-4 Agricultural Overlay.**
   a. PUBLIC HEARING
      i. Open public hearing
         The Waugh public hearing was called to order by Chair Kyle R. Knuteson at 6:35 pm.
      ii. Presentation of the proposed rezoning
         Knuteson reviewed the proposal.
      iii. Public's opportunity to testify
         Clerk Priske read an email from Stephen Schwarz stating that he was against the rezone.
      iv. Close public hearing
         ACTION: Motion (Knuteson/Van Etten) to close the public hearing. Motion carried. Public hearing was closed at 6:38 pm.
   b. **ACTION: Motion (Van Etten/Horkan) to recommend approval of a rezoning of 22.86 acres of Parcel 234.02 to A-4 Agricultural Overlay subject to the conditions advised in the Town Planner/Engineer report of 06/16/22. Motion carried.**

6. **Young, Blake/Bourbon Ridge Development LLC – Several parcels in the unimproved Grand Legacy at Lake Wisconsin plat near the intersection of CTH CS and Smith Rd, Town of Dekorra, Columbia County. Proposed amendment to Town Comprehensive Plan, Rezoning, and Area Development Plan to facilitate the proposed Bourbon Ridge development.**
   a. PUBLIC HEARING
      i. Open public hearing
         The Bourbon Ridge public hearing was opened at 6:47 pm by Chair Kyle R. Knuteson.

      ii. Presentation of the proposed amendment to the Town Comprehensive Plan, rezoning, and area development plan
         Tomas Toro reviewed the proposed map and restructuring plan. Knuteson questioned the driveway placements, driveway pullouts every five hundred feet after 1,000 feet. This requirement will be in the covenants. Lots will be rezoned to A-1.

      iii. Public's opportunity to testify
         Jeff Ballweg (N2900 Smith Road) is concerned that property next to lot 12, 13, 14, 15 was originally deed restricted originally and is against having four houses there.
         Gary Leatherberry (N3076 Smith Road) spoke against the proposal and gave a history of the

changes of the property after he purchased his property. He has concerns that there is no A-4 deed restrictions proposed and stated that there is nothing in the Town Plan that allows this. He also voiced concerns that his sons will not be able to hunt or ride dirt bikes on their property after the change.

iv. Close public hearing

Motion (Brusveen/Knuteson) to close the public hearing. Motion carried.
Public hearing closed at 7:09 pm.
Palmer discussed the differences between the proposal for the property near his, that he was against, and this proposal.
Brusveen questioned current zoning of lots 12 through 15 and noted that it seems easy to change it.
Van Etten noted that the original plat didn't meet the 1 house per 35 – acre density requirement and that all property will carry a deed restriction to control future growth.
Toros stated that in the future 277-acres of reserved land ultimately, with 14 houses being built, and that the R-1 properties will be deed restricted to one building site.
Gary Leatherberry questioned why the zoning wouldn't revert back to Agriculture and then rezone them one by one.
Toros noted that the County had approved an amendment to their Comprehensive Plan and are requiring deed restrictions from further development.
Palmer questioned the number of buildable acres for lots 9, 10 and 11 considering the marshland.
Caldwell noted that he is absolutely for less density.
Horkan noted that he liked that it reduces buildable lots
Van Etten stated that it is a different situation because it is changes to an existing plat
Kory Anderson, Town Engineer, reviewed the proposal and what the next steps will be. He noted that lots 12-15 had some soil limitations and will require proof that they are buildable, proof of options for septic and sound for a building.
Gary Leatherberry questioned if the navigable water was addressed for lot twelve?
Toros noted that the County has voiced support for the rezone.

b. **ACTION: Motion (Horkan/Van Etten) to adopt Plan Commission Resolution 2022-01, recommending approval of an amendment to the Town Comprehensive Plan planned land use map.**

c. **ACTION: Motion (Van Etten/Knuteson) to recommend approval of the proposed rezoning of the affected parcels in the manner and subject to the conditions advised in the Town Planner/Engineer report of 6/16/22 which included deed restriction for lots 12, 13, 14, 15, 9, 10, and 11 from further development and subdivision.**

7. **Set next meeting date July 28, 2022/Agenda items**

8. **Adjournment**
ACTION: Motion (Caldwell/Knuteson) to adjourn.
Meeting adjourned at 7:43 pm.

Respectfully submitted by: Holly J. Priske, Clerk – Town of Dekorra
Approved: 07/28/22