MINUTES Plan Commission Meeting

Meeting Date: **Thursday August 25, 2022**
Time: **7:00 pm**
Meeting Location: Dekorra Town Hall

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

1. Call to Order/Roll Call
   The August 25, 2022 Plan Commission meeting was called to order at 7:00 pm by Chair Kyle R. Knuteson. Present: Kyle R. Knuteson, Tyler Bergstrom, Justin Brusveen, Peter Caldwell, Roger Palmer, Scott Van Etten. Also, present Kory Anderson (Town Engineer) and 2 audience members.
   Absent: Greg Falk

2. Pledge of Allegiance

3. Approval of Agenda/Affidavit of posting.
   ACTION: Motion (Van Etten/Brusveen) to approve the August 25, 2022 agenda. Motion carried.

4. Approval of previous minutes.
   ACTION: Motion (Caldwell/Bergstrom) to approve the July 28, 2022 meeting minutes. Motion carried.

5. McMillan, Thomas/Gabbei, Donna – Parcel 11010-341.01, Keebaugh Rd between Thompson and Bilkie Roads, Town of Dekorra, Columbia County, WI. Application for a CSM and rezoning of 1.25-acres to RR-1 Rural Residence to allow for a single-family residence, with 34-acres of the 76.75-acre parcel assigned A-4 Agricultural Overlay zoning.
   a. PUBLIC HEARING
      i. Open public hearing
         The public hearing was opened at 7:05 pm by Chair Knuteson.
      ii. Presentation of the proposed conditional use permit
         Tom McMillan explained that they want to rezone a portion for their son to build a home.
      iii. Public's opportunity to testify
         None.
      iv. Close public hearing
         ACTION: Motion (Van Etten/Brusveen) to close the public hearing. Motion carried. Public hearing closed at 7:07 pm.

   Kory Anderson reviewed the Town's professionals report and recommended conditions. Bergstrom noted that the County does not like having building setback lines recorded and suggested a separate site plan map. Recommendation to remove the setbacks from the CSM. Question as to whether the Town's ordinance requires it. Discussion of striking condition 2b as impractical in a one-acre lot. Discussion of driveway placement and a need for a deed restriction.

   b. **ACTION: Motion (Knuteson/Caldwell) to recommend approval to the Dekorra Town Board of rezoning 1.25-acres of parcel 341.01 to RR-1 with 34-acres of the 76.75-acres overall to be assigned A-4 Agricultural Overlay zoning, and of a CSM dividing said parcel (Knuteson File No. 622-3063), subject to conditions recommended by the Town Planner and Engineer in their memo dated August 25, 2022 with the removal of condition in paragraph 7 – condition 2b and with the removal of setback lines. Motion carried.**

6. Dwayne A. Schultz Rev Trust – Parcel 11010-802.03, N3449 Tipperary Point Rd, Town of Dekorra, Columbia County. County zoning variance application for after-the-fact retaining wall that requires a 75-foot setback from the ordinary high-water mark.
   Discussion of project and County report.
   ACTION: Motion (Bergstrom/Van Etten) to take no position, no action. Motion carried.

7. **Set next meeting date September 22, 2022/Agenda items**
   Van Etten stated that he would like to have Rural Density Transfer on the agenda at some point. Plamer asked if Mark Roffers could be present for that. Discussion that it really would need to be a joint meeting with the Town Board.
   Bergstrom noted that Shelly Miller, Turning Point Realty may apply for a consultation for a 3-acre parcel for future development.

8. **Adjournment**
   ACTION: Motion (Caldwell/Palmer) to adjourn. Motion carried.
   Meeting adjourned at 7:34 pm.

Respectfully submitted by: Holly J. Priske from meeting recording and Chairman's notes.
Approved: 09.22.22.