MINUTES Plan Commission Meeting

Meeting Date: **Thursday September 22 2022**
Time: **7:00 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 September 22, 2022, Plan Commission Meeting was called to order by Chair Kyle R. Knuteson at 7:02 pm.
2. Pledge of Allegiance
3. Approval of Agenda/Affidavit of posting.
   ACTION: Motion (Van Etten/Palmer) to approve the September 22, 2022, Plan Commission agenda. Motion carried.
4. Approval of previous minutes.
   ACTION: Motion (Van Etten/Caldwell) to approve the August 25, 2022, Plan Commission meeting minutes. Motion carried.

5. Kranz, Joshua K – Parcel 11010-1100, W10782 Tipperary Rd, Town of Dekorra, Columbia County, WI. County Zoning Ordinance variances to front and shoreland setbacks.
   Discussion of road congestion and allowing for more parking on the property. Construction of the retaining wall.
   ACTION: Motion (Knuteson/Bergstrom) to recommend to the County that the applicant verify that the deck be built according to best practices and that all necessary zoning and building permits are pulled. Motion carried.

6. Chalgren, Ian and Colleen; Stevenson, James, Jane, and Suzanne – Parcel 11010-407, County Highway CS and Q on edge of Village of Poynette, in Town of Dekorra, Columbia County, WI. Rezoning of 13.42 acres from AO-1 Agriculture and Open Space to R-1 Single-Family Residence and CSM dividing land into two residential lots.

   a. **PUBLIC HEARING**
      i. Open public hearing
         The public hearing was opened at 7:18 pm by Chair Knuteson.
      ii. Presentation of the proposed rezone
         Greg Knuteson, Ian and Colleen Chalgren were present to review the application. Dividing the lot with the intention to sell the second lot.
      iii. Public's opportunity to testify
         No public comment
      iv. Close public hearing
         ACTION: Motion (Van Etten /Caldwell) to close the public hearing. Motion carried. Public hearing was closed, and Plan Commission meeting resumed at 7:22 pm.

   Kory Anderson, Town Engineer reviewed the professional's comments, pointing out issues with slope, a storm water drainage easement, and that this does not fall within the density requirement and Town Plan.
   Van Etten noted that it is surrounded by Village property and is in the Town Plan as a transition area.

   b. **ACTION: Motion (Van Etten/Palmer) to recommend approval to the Dekorra Town Board of rezoning 13.42-acres of parcel 407 to R-1. Motion carried.**
   c. **Motion (Knuteson/Caldwell) to recommend approval of the CSM dividing parcel 407 (Knuteson File No. 620-2988) into 2 residential lots, subject to conditions 2a, b, 2c, 3 recommended by the Town Planner and Engineer in their memo dated September 15, 2022 and add condition 4) a deed restriction restricting further division of the lots and 5) file a separate stormwater easement agreement. Motion carried.**

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7. Betsy Preuss LLC, c/o Richard and Betsy Preuss; Town of Dekorra – Parcels 54, 54.01, 54.05, and 54.06, N5003 Highway 51 and W8225 County Highway J-V, Town of Dekorra, Columbia County, WI. Rezoning of 32.02 acres to various districts and CSM to allow land transfer between owners and facilitate the continued residential use on 3.04 acres.
    a. PUBLIC HEARING
        i. Open public hearing
        Chair Knuteson opened the public hearing at 7:54 pm.
        ii. Presentation of the proposed rezone
        Scott Hewitt of Grothman and Associates reviewed the application of a land swap with the Town, requiring a rezone to fit the new property lines. There is also a proposal to preserve the current building right on the 10-acres. They will be combining a remnant lot with another lot. The driveway agreement will be amended to accommodate the change. This will involve a County Comprehensive Plan amendment which should have happened with the original rezone of the Town Hall.
        iii. Public's opportunity to testify
        There was no public comment.
        iv. Close public hearing
        ACTION: Motion (Bergstrom/Caldwell) to close the public hearing. Motion carried. Public hearing closed, and Plan Commission meeting resumed at 8:03pm.

    Discussion of driveway permit, driveway easement, flood fringe area, wetland area (east of the pond), delineation. Discussion that the driveway would be considered pre-existing by the County. Discussion of deed restriction process. Discussion of Town and County Comprehensive Plan.

    b. **ACTION: Motion (Van Etten/Palmer) to recommend approval to the Dekorra Town Board of the proposed CSM (G&A File No. 422-169) and the rezoning of all CSM Lot 1 to C-1 Light Commercial, CSM Lot 2 to RR-1 Rural Residence, and all CSM Lot 3 to A-1 with A-4 overlay, subject to conditions 1-5 recommended by the Town Planner and Engineer in their memo dated September 15, 2022. Motion carried.**

8. Young, Blake/Bourbon Ridge Development LLC – Final Plat for Bourbon Ridge, located in the Town of Dekorra, Columbia County, WI near the intersection of Highway CV and Smith Road including all lands presently within the Amendment to Grand Legacy of Lake Wisconsin plat, plus vacation of road rights-of-way, release of easements, and termination of other recorded documents associated with the recorded plat but no longer required with Bourbon Ridge.

    Tomas Toro reviewed the updates, as recommended, to the Plat, reviewing line adjustments to lots one, two, and three, previous concerns regarding the Cul du Sac, vacations of easements and right of ways and awaiting a report of the habitat assessment in regards to the building envelopes. Discussion of lot 5, which is unbuildable currently due to overlay density. They hope to eventually split lot fifteen to add the a-4 overlay. This will require a new Comprehensive plan amendment, and rezone, which they plan to start once the plat is approved. Discussion of fencing for lot 4, this would be required for an agricultural use, Van Etten noted that the declarations did address the fence and the language would be sufficient to cover any concerns.

    a. **ACTION: Motion (Knuteson/Palmer) to recommend that the Town Board approve the Final Plat of Bourbon Ridge (G&A file no. 521-297), plus vacate roads, release easements, and terminate other recorded documents associated with the Amendment to Grand Legacy at Lake Wisconsin, subject to the conditions recommended by the Town Planner and Engineer in their memo dated September 15, 2022. Caldwell questioned the habitat assessment. Any change to building envelopes does not affect the final plat. Motion carried.**

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9. **Set next meeting date October 27, 2022/Agenda items – ordinance discussions.**

10. Adjournment
    ACTION: Motion (Knuteson/Palmer) to adjourn. Motion carried.
    Meeting adjourned at 9:01 pm.

Respectfully submitted by Holly J. Priske, Clerk-Town of Dekorra
Approved: 10.27.22