MINUTES Plan Commission Meeting

Meeting Date: **Thursday March 23, 2023**
Time: **7:00 pm**
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
   Meeting called to order by Chair Kyle R. Knuteson at 7:00 pm.
2. Pledge of Allegiance
3. Approval of Agenda/Affidavit of posting.
   ACTION: Motion (Bergstrom/Falk) to approve the March 23, 2023 Plan Commission agenda. Motion carried.
4. Approval of previous minutes.
   ACTION: Motion (Van Etten/Knuteson) to approve the February 23, 2023, Plan Commission minutes. Motion carried.
5. **Robson, Laura M., and Kevin C. – Parcel 11010-47.05, W8176 Phillips Rd, Town of Dekorra, Columbia County, WI. Application for a CSM review and rezoning of 2-acres to RR-1 Rural Residence to allow for a single-family residence, with 33-acres of the 47.05-acre parcel assigned A-1 with A-4 Agricultural Overlay zoning.**
   a. PUBLIC HEARING
      i. Open public hearing
         Knuteson opened the public hearing at 7:05 pm.
      ii. Presentation of the proposed rezoning
         Kevin and Laura Robson were present, Knuteson reviewed the application.
      iii. Public's opportunity to testify.
         There was no public comment.
      iv. Close public hearing
         ACTION: Motion (Falk/Bergstrom) to close the public hearing. Motion carried. The hearing closed at 7:07 pm.

Mark Roffers, Town Planner, reviewed the application, noting that it is straightforward, going around the lowlands and leaving a portion open for future commercial development as allowed in the Town Plan. Discussion of waiver to allow 33 feet of frontage versus the 66 feet required in the ordinance. Discussion of needing a shared driveway agreement and a deed restriction for the A-4 overlay.
Van Etten questioned the recommendation for a 50-foot buffer yard and whether it was restrictive for the building envelope. Roffers noted that it stems from the Town's land division/subdivision ordinance. Van Etten feels that it could be less. Bergstrom favors a site plan versus having these lines on the CSM. Further discussion of the need for buffer yard and size practical. Bergstrom recommends recording an easement on a separate instrument and not on the CSM. There is a current joint driveway document that will be modified.

   b. **ACTION: Motion (Van Etten/Falk) to recommend approval to the Dekorra Town Board of rezoning 2-acres of parcel 11010-47.05 to RR-1 with 33-acres of the total of the 53.12-acres of that parcel to be assigned A-4 Agricultural Overlay zoning, and of a CSM dividing said parcel (G&A File No. 1222-616), subject to conditions recommended by the Town Planner and Engineer in their memo dated March 16, 2023 and modified to include a site plan designating north, east and west side 50 foot buffer and a 25 foot side buffer. Motion carried.**
6. Set next meeting date April 27, 2023/Agenda items
   Priske noted that there should be a rezone and a Tourist Rooming House.
7. Adjournment
   ACTION: Motion (Knuteson/Falk) to adjourn.
   Meeting adjourned at 7:28pm

Respectfully submitted by: Holly J. Priske, Clerk-Town of Dekorra
Approved: 04.27.23