MINUTES Plan Commission Meeting

Meeting Date: **Thursday April 27, 2023**
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 April 27, 2023, Dekorra 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
   Absent: Greg Falk, Scott Van Etten.
   Also, present were Kory Anderson, Town Engineer, Holly J. Priske, Clerk-Town of Dekorra and 5 audience members.
2. Pledge of Allegiance
3. Approval of Agenda/Affidavit of posting.
   ACTION: Motion (Bergstrom/Brusveen) to approve the April 27, 2023, Plan Commission agenda. Motion carried.
4. Approval of previous minutes.
   ACTION: Motion (Bergstrom/Knuteson) to approve the March 23, 2023, Plan Commission meeting minutes. Motion carried.
5. Bourbon Ridge – Town Comprehensive Plan Amendment, Rezoning to A-1 Agriculture with A-4 Agricultural Overlay, and CSM Associated with Parcel 11010-1725.15 (Lot 15), East of Smith Road and south of County Highway CS, Town of Dekorra, Columbia County, WI. All intended to enable a potential future building site from the 30.31-acre parcel 1725.05 (Lot 5) west of Smith Road.
   a. PUBLIC HEARING
      i. Open public hearing
         Knuteson opened the public hearing at 7:05 pm.
      ii. Presentation of the proposed amendment to the rezoning.
         Blake Young was present to review the application. The proposal is to split Lot 15 to move the density credit to Lot 5. The County realized after the rest of the development approval process was already started. The decision at the time was to continue and come back for this approval.
      iii. Public's opportunity to testify.
         Luke Ahlen, the owner of Lot 14, questioned if it would change the permitted usage of Lot 15.
      iv. Close public hearing
         ACTION: Motion (Brusveen/Palmer) to close the public hearing. Motion carried.
         The hearing closed at 7:09 pm.

      Palmer addressed Ahlen's concern, Anderson thought that the deed restriction should have covered that issue. Discussion of if there is an ordinance that disallows clear cutting. Clerk Priske noted that Town Ordinance 10.245 addresses the issue. Bergstrom noted that on the CSM it should be updated to state "lot by others" if the lots have been sold.
   b. **ACTION: Motion (Knuteson/Bergstrom) to adopt Plan Commission Resolution 2023-2, recommending Town Board approval of a Comprehensive Plan amendment affecting the southern 4.69-acres of parcel 1725.15 (Lot 15). Motion carried.**
   c. **ACTION: Motion (Bergstrom/Caldwell) to approve rezoning of the southern 4.69-acres of parcel 1725.15 (Lot 15) to A-1 Agriculture with A-4 Agricultural Overlay. And to approve CSM (Grothman file 1222-642), subject to the conditions advised in the Town Planner/Engineer report of 04/20/2023 and with a condition to adjust the ownership on Lots 12-14 to "by others". Motion carried.**

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6. Horkan, Daniel J. and Jacqueline M. – Parcel 11010-619, W10206 Schiefelbein Road, Town of Dekorra, Columbia County, WI. Conditional Use Permit – Tourist Rooming House.
    a. PUBLIC HEARING
        i. Open public hearing
        Knuteson opened the public hearing at 7:24pm.
        ii. Presentation of the proposed Tourist Rooming House conditional use permit
        Horkan reviewed the application to turn their property into a Tourist Rooming House to help cover the expense of owning the property. The property is listed for sale. He noted that they are working on the state paperwork for the license. The property was purchased on land contract 7 years ago. The previous owner did not record the contract.
        iii. Public's opportunity to testify.
        James Johnson (W10216 Tipperary Rd) clarified the definition of Tourist Rooming House. He has concerns about boundary markings of the property to ensure that people don't inadvertently go on other property.
        iv. Close public hearing
        ACTION: Motion (Caldwell/Palmer) to close the public hearing. Motion carried.
        Public hearing was closed at 7:31 pm.

    Discussion of requirement of 2-year ownership and the proof would need to be supplied before approval. Discussion of number of bedrooms (3), and that it is already listed for rental and has been rented out.

    b. **ACTION: Motion (Knuteson/Bergstrom) to recommend Town Board approval to the County for a Tourist Rooming House (TRH) Conditional Use Permit, subject to the conditions advised in the Town Planner/Engineer report of 04/20/2023 if approval recommended. Motion carried.**
    ACTION: Motion (Bergstrom/Palmer) to defer approval of the TRH license to the Town Board once all required materials are supplied. Motion carried.

7. Set next meeting date May 25, 2023/Agenda items

8. Adjournment
ACTION: Motion (Brusveen/Knuteson) to adjourn. Motion carried.
Meeting adjourned at 7:58 pm.

Respectfully submitted by: Holly J. Priske, Clerk-Town of Dekorra
Approved: 05.25.23