Minutes Plan Commission Meeting

Meeting Date: **Thursday September 28, 2023**
Time: **7:00 pm**
Meeting Location: Dekorra Town Hall-W8225 County Road JV, Poynette, WI

Town of Dekorra
www.dekorra-wi.gov
608-635-2014

1. Call to Order
   The September 28, 2023, Plan Commission meeting was called to order by Chair Kyle R. Knuteson at 7:00 pm.

2. Roll Call
   Present: Kyle R. Knuteson, Tyler Bergstrom, Justin Brusveen, Peter Caldwell, Greg Falk, Roger Palmer and Scott Van Etten. Also, present were Mark Roffers, Town Planner, Holly J. Priske, Town Clerk and 4 audience members.

3. Pledge of Allegiance

4. Approval of Agenda/Affidavit of posting.
   ACTION: Motion (Van Etten/Palmer) to approve the September 28, 2023, Plan Commission meeting agenda. Motion carried.

5. Approval of previous minutes.
   ACTION: Motion (Van Etten/Caldwell) to approve the August 24, 2023, Plan Commission meeting minutes. Motion carried.

6. Teeter, Dean and Susan – Parcels 11010-162.1 and 162.4, W8377 Oshaukuta Road – Town of Dekorra, Columbia County, WI. "Simple" CSM reconfiguring one lot to coincide with existing residence and outbuildings.
   Mark Roffers gave an update on the request. He noted that the Commission was wise to "tap the brakes" due to some issues with zoning. There will need to be a county petition for rezoning for the overlay and encouraged to rezone the house parcel to RR-1. It was also discovered that the County staff identified some of the same issues that the Dekorra Plan Commission found. Mr. Teeter seems willing to go with a new deed restriction that will result in fewer building rights. This should result in a cleaner application.
   ACTION: Motion (Knuteson/Van Etten) to postpone action at applicant's request. Motion carried.

7. Dorshorst, Michael – Parcel 11010-263.07, W8761 Bilkie Road – Town of Dekorra, Columbia County, WI. Rezoning of 4.49 acres from A-1 Agriculture to RR-1 Rural Residence, further assignment of A-4 zoning to approximately 0.45 adjacent acres, and CSM to into two lots Parcel 263.07 which includes those lands and others.
   Mark Roffers explained the proposal to separate the house off as a separate parcel, the flagpole will be rezoned to the A-4 overlay. Discussion of recommended CSM changes that were made in the revised CSM submitted. Dorshorst's attorney is working on a deed restriction to combine A-4 areas that weren't previously recorded with the new flag lot rezone.
   Mike Dorshorst was present to review the proposed application, noting that he originally combined the parcel for ease of mortgage loans and the ability to get a residential loan versus a farm loan.

Discussion that the rest of the lot already has an A-4 overlay and fence line.
ACTION: Motion (Van Etten/Falk) to recommend that the Town Board approve:

a. **the rezoning of the northeastern 4.49 acres of parcel 263.07 to RR-1 while assigning A-4 zoning to the northwestern 0.45 acres (i.e., Lot 2 flagpole), in addition recommending approval of**
b. **a CSM dividing said parcel (Knuteson File No. 823-3101/2561), subject to the conditions in the 9/20/23 Town professional's report. Motion carried.**

8. Set next meeting date: October 26, 2023 as needed.

9. Adjournment
ACTION: Motion (Falk/Caldwell) to adjourn. Motion carried.
Meeting adjourned at 7:22pm.

Respectfully submitted by: Holly J. Priske, Clerk-Town of Dekorra
Approved: 10.26.23