Minutes **Joint Plan Commission/Town Board Meeting**

Meeting Date: **Thursday December 12, 2024**
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

FIXED AGENDA ITEMS

1. Call Plan Commission to Order/Roll Call
   The December 12, 2024, Plan Commission meeting was called to order by Chair Kyle R. Knuteson at 7:00 pm.
   Present: Kyle R. Knuteson, Justin Brusveen, Tyler Bergstrom, Greg Falk, Roger Palmer and Scott Van Etten.
   Absent: Peter Caldwell.
   Also, present was Holly J. Priske, Town Clerk, Kory Anderson-Town Engineer, and 10 audience members.

2. Call Town Board Meeting to Order/Roll Call
   Clerk Priske called the Town Board portion of the joint meeting to order at 7:03pm.
   Present: Chris Crawford, Blake Young, and Michelle Hartley. Absent: Kim Lindholm, Kyle Knuteson was chairing the Plan Commission meeting.
   a. Elect Town Board Chair Pro Tem – Nomination and vote.
      Clerk Priske called for nominations to elect the Chair pro-tem for the Town Board. Crawford nominated Blake Young. There were no other nominations. Priske closed the nominations at 7:03 pm.
      ACTION: Motion (Crawford/Hartley) to appoint Blake Young as the Town Board Chair pro-tem for the December 12, 2024 Joint Town Board meeting with the Plan Commission. Motion carried.
3. Pledge of Allegiance

4. Approval of Agenda/Affidavit of posting.
   ACTION: Motion (Van Etten/Falk) to approve the December 12, 2024 Joint Plan Commission and Town Board meeting agenda. Motion carried.

5. Approval of previous Plan Commission minutes.
   PLAN COMMISSION ACTION: Motion (Falk/Brusveen) to approve the Plan Commission meeting minutes of the October 24, 2024 Plan Commission meeting. Motion carried.

BUSINESS AGENDA ITEMS

6. Henry, Max – Parcel 11010-694.1; N3916 Wild Cat Rd, Town of Dekorra, Columbia County, WI. Variance request for Building standards in residential zoning districts, Minimum required setback for front and street side yards, Household living and expansions and repairs of nonconforming structures.
   PLAN COMMISSION ACTION: Motion (Bergstrom/Van Etten) to take no position in favor nor against the requested County zoning ordinance variances, but if the county approves the variances, the Town requests that County variance conditions provide that prior to construction the applicant shall obtain a building permit from the Town of Dekorra. Motion carried.

7. **LaFave, Gary R. and Bernadine A. – Parcel 11010-1030.A; N3174 Hooker Road, Town of Dekorra, Columbia County, WI.** Rezone of five acres from A-2 General Agriculture to R-1 Single-Family Residential, with the intention of splitting off 1-acre for a second single family home.
   a. PUBLIC HEARING
      i. Open Public Hearing.
         Knuteson opened the public hearing at 7:11 pm.
      ii. Presentation of the proposal.
         Raye LaFave was present to explain the LaFave rezone proposal to break off an acre for a small home. Raye said that they were looking at Columbia County's land use map which allows for rezone.

iii. Public opportunity to testify.

1. **Douglas and Terri OConnor (N3127 Hooker Rd) – email received opposing rezone.**
2. **Laura and Scott Galarowicz (N3209 Hooker Rd) – email received opposing rezone.**
3. **Andrew Puckett (N3160 Hooker Rd) – would like to know where the one acre would be. It will be on Hooker Rd. Opposes having another house in the area but also feels indifferent because people should be able to do what they want with their land.**
4. **Patick Thieren (N3215) Hooker Rd – Opposes rezone, doesn't believe that the road and area supports a bunch of small parcels**
5. **Jane Hineline (N3134 Hooker Rd) – Opposes rezone, long standing resident. Noted that several years ago another proposal that was similar was turned down by the Town Board.**
6. **Tim Hineline (N3134 Hooker Rd) – Opposes rezone. Noted that he has a concern that they are losing their rural atmosphere. Other lots are available in the area.**
7. **Karen Ulrich (W10055 County Road CS) – Opposes rezone. Concurs with Hineline. She would prefer to keep the area rural.**
8. **Waylon Johnson (W10092 County Road CS) – questioned what is currently allowed in the area. Knuteson noted that it must have 100 foot of road frontage. One-acre lots are currently allowed in the area.**

iv. Close Public Hearing.
ACTION: Motion (Van Etten/Falk) to close the public hearing. Motion carried.
The Public Hearing was closed at 7:31 pm.

b. **PLAN COMMISSION**

Knuteson clarified that tonight is just a discussion of a rezone, no CSM (Certified Survey Map) was submitted. Van Etten noted that the Town's Land Use map is being updated to reflect a change to the land use in that area, which would disallow further division in the area. Knuteson noted that at this point a rezone would line up with the current land use plan. Van Etten has concerns that a rezone of the whole parcel could lead to further division and that he would only recommend a rezone on the new lot. Palmer has a concern that they'll build and sell it right away. Knuteson would like to wait to approve a rezone to receive a CSM before approving it. Falk feels that the Board needs to be consistent with action in this area. Bergstrom suggests a condition that the CSM would be restricted to only two lots and a deed restriction to restrict further division.
ACTION: Motion (Bergstrom/Van Etten) to recommend to the Dekorra Town Board, approval to rezone 5 acres from A-2 General Agriculture to R-1 Single-Family Residential of parcel 11010-1030.A, conditioned on receiving a 2-lot CSM (certified survey map) and a deed restriction to restrict further division. Motion carried 4-2 (Falk, Palmer).

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c. **TOWN BOARD**

Crawford has concerns about the precedence set 5 years ago, he noted that other proposals were turned down in the area. Young understands that the residents are against it but also must consider what the Comprehensive Plan currently allows and feels that the Board should issue guidance to the County. Hartley noted that she understands the concern of past decisions but there are new Board members since that decision and notes that the proposed changes to the Comp Plan address the neighbor's wishes.

ACTION: Motion (Hartley/Young) to approve the rezone five acres from A-2 General Agriculture to R-1 Single-Family Residential of parcel 11010-1030.A, with the suggested conditions from the Plan Commission. Motion carried 2-1 (Crawford).

8. Set the next Plan Commission meeting date January 23, 2025/Agenda items.

The next Plan Commission meeting will be scheduled for January 23, 2025. Comp Plan review, possibly Macho site plan review. It is proposed to hold another joint meeting to review the Comp Plan. Bergstrom asked if we could change the start time to 6:30 pm. Discussion that in the future Plan Commission meetings will begin at 6:30pm.

9. Adjournment

Plan Commission:

ACTION: Motion (Brusveen/Van Etten) to adjourn the Plan Commission meeting. Motion carried.

Town Board

ACTION: Motion (Young/Hartley) to adjourn the Town Board meeting. Motion carried

The joint meeting adjourned at 8:06 pm.

Respectfully submitted by: Holly J. Priske, Clerk-Town of Dekorra
Approved: Town Board portion approved 01.14.25
Plan Commission portion approved 01.23.25