MINUTES **Town Board Meeting**

Meeting Date: **Tuesday April 11, 2023**

Time: **6:30 pm, or immediately following the Utility District Meeting**

Meeting Location: Dekorra Town Hall – W8225 County Road JV

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

FIXED AGENDA ITEMS:

1. Call to Order / Pledge of Allegiance.
   The Dekorra Town Board meeting was called to order at 6:30 pm by Chair Kyle R. Knuteson.
2. Roll Call
   Present: Kyle R. Knuteson, Kim Lindholm, Chris Crawford, Blake Young and Michelle Hartley. Also present were Holly J. Priske-Clerk, Peggy Tomlinson-Treasurer, Mark Roffers-Town Planner, and 19 audience members.
3. Approval of Agenda
   ACTION: Motion (Hartley/Knuteson) to approve the April 11, 2023, Town Board agenda. Motion carried.
4. Approval of previous TB minutes.
   ACTION: Motion (Lindholm/Knuteson) to approve the March 14, 2023, Town Board meeting minutes. Motion carried.
5. Reports of town officers
   a. Clerk's Report
      Priske gave a review of her written report.
   b. Constable's Report - **None**
   c. Treasurer's Report
      A full report is available in the Clerk's office.

6. Payment of bills
   ACTION: Motion (Lindholm/Knuteson) to approve the bills as presented, except for the LRS invoice for the damaged units at Camp Rest$1600.00) Discussion that LRS should be submitting this to their insurance. Motion carried.

7. Committee and Commission Reports
   a. Town Roads
      Lindholm reported that he attended the annual roads meeting with Columbia County Highway. He noted that they were proposing a maintenance program with Towns and Villages. Program could help regulate the Town's costs. He noted that he had discussed issues from previous work that the County performed.
   b. Town Hall Design Committee – **No meeting was held.**
   c. Safety Committee – **No meeting was held.**
   d. Parks Commission
      Mark Niebuhr noted that there will be a meeting on April 19, 2023. 2nd Street access corners were marked, St. Lawrence Bluff Park had a tree fall on the neighboring homeowner's property, piers will be going in May 1st or after spring flood, Corning St will go in first as it is on the lake. Beaches will be reviewed for maintenance.
   e. Plan Commission
      Knuteson noted that a meeting was held March 23, 2023, and will be on tonight's agenda.
   f. Ad hoc Pier Committee
      Phil Nelson noted that there was a meeting on April 10, 2023 to recommend approval on 9 applications and 2 conditioned on insurance information. Inspections will be the week of June 26, 2023.
   g. Fire Commission
      No meeting was held.
8. Open Public Comments
   None.

MINUTES **Town Board Meeting**

Meeting Date: **Tuesday April 11, 2023**

Time: **6:30 pm, or immediately following the Utility District Meeting**

Meeting Location: Dekorra Town Hall – W8225 County Road JV

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

BUSINESS:

1. Residential Density Transfer – Comprehensive Plan Amendments to policies within the planned Agriculture and Woodland Preservation Area.

   a. PUBLIC HEARING

      i. Open Public Hearing

      Knuteson opened the public hearing at 6:45 pm.

      ii. Presentation of Comprehensive Plan proposed changes

      Mark Roffers, Town Planner, reviewed the history of the Town agricultural and open space plan and the proposed changes. A full report and amendments are on file in the Clerk's office. Changes would limit the number of rights conveyed to avoid subdivisions, restrict use of the best agriculture soils, restrictions on the sending land (must be a buildable piece of property), inability to transfer rights from lands covered with alternative energy methods (i.e., Solar/wind). Regular zoning procedure for rezoning would be followed. He noted that these changes would bring the Town's Plan to coincide with the County's Zoning ordinances and Plan.

      iii. Opportunity for public input – please submit a comment sheet to the Clerk if you would like to speak during the public hearing.

      Dave Johnson (W10276 County Road CS) – He has concerns that Map 6 wasn't "cleaned up" and questions his zoning.

      Scott Van Etten (N3805 County Road J) - Van Etten noted that as a Plan Commission member he is speaking in favor of the change. He stated the this would reduce the potential development rights within the Town. He gave examples of when the transfer would be beneficial, noting that there are ways around the rules, at a considerable expense. He feels that it is right to reserve better farmland and allows for some flexibility.

      Kenneth Erdahl (W10850 Fox Glen Rd) - Erdahl noted that near him there are 5 lots available to be built on. He noted on page 54 "noncontiguous parcels" is not defined. Does the restricted land have to be continuous common ownership?

      Sandy Smith (W8968 Bilkie Rd)- Smith noted that at one annual meeting they were told it would be on sentence change and this has many more changes. At an annual meeting it was said that this would be no cost to the Town and $693.00 has been spent, can you take several areas to make a building right, can the Town make a small parcel map to show what's available to build on.

      Ron Waugh (W8289 County Rd B)- Waugh asked if it can only be adjacent property?

      Roffers said that this is only a change to the Comprehensive Plan map, not the zoning map. This is for Map 6. Nothing being done would change current zoning, just opportunity for future zoning. He read an area on page 54 that discusses what contiguous land is. The property does not have to be on adjacent property but must be Ag land and within the Township. Criteria must be met. It is written so that there is no density less than 2 houses per 35-acres. This avoids unintended/unapproved subdivisions. He directed to page 56 and noted

that a change to state 35 contiguous acres must be restricted. The Town's language is still more restrictive than the County.

Roffers noted that next year we are due for a required 10-year update to the comprehensive plan.

Smith also asked if they thought that there would be any legal challenge to the solar conditions.

Lindholm asked if this changes the current rules for 5 smaller parcels that Erdahl mentioned. Roffers noted that it wouldn't affect those.

iv. Close Public Hearing

ACTION: Motion (Lindholm/Hartley) to close the public hearing. Motion carried.
Public hearing closed at 7:17 pm.

Lindholm questioned the discussion regarding restricting solar lands, noting that any lands with solar couldn't be used. Roffers read the limitations regarding solar installations (alternative energy). Roffers noted that it would be difficult to manage where solar may "pop-up" in the future. Roffers noted that the PSC controls where large solar fields will go and the Town won't have any say.

Crawford asked who keeps track of the building rights. Roffers noted that a rezoning will accompany all and there would be deed restrictions required. Crawford also asked about eliminating the small parcel district. Roffers noted that the Town Plan is out of line with the County plan, especially when one owner owns many small parcels, and very little would be allowed currently through the County. The last small parcel rezone was in 2007. Roffers reiterated that the County is the final zoning authority, and their rules don't allow small parcel districts. All zoning changes are subject to Town zoning procedures (public notice, public hearing, and approvals) and final County zoning approval. Solar over 100 megawatts is under PSC authority, and they are the approval authority. Small scale alternative energy is subject to local authority.

Crawford noted that he thought that this should be on a referendum vote. Knuteson noted that Comp plan changes are typically done through the Plan Commission and Town Board. Knuteson noted that this has been worked on over several years.

b. ACTION: Motion (Knuteson/Lindholm) to Adopt TBR-2023-03 An Ordinance for Agriculture and Woodland Preservation Area Comprehensive Plan Amendments, along with two updates on page 54 and page 56 as discussed.
Roll Call vote: Knuteson-yes, Lindholm-yes, Crawford-no, Young-yes, Hartley-yes. Motion carried.

2. 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.
ACTION: Motion (Lindholm/Crawford) to approve 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 of Dekorra Plan Commission on March 23, 2023. Motion carried.

MINUTES **Town Board Meeting**

Meeting Date: **Tuesday April 11, 2023**

Time: **6:30 pm, or immediately following the Utility District Meeting**

Meeting Location: Dekorra Town Hall – W8225 County Road JV

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

3. Town ROW mowing contract

Two proposals were submitted, one by Peterson Landscapes, LLC for an estimated cost of $34,815.00, which includes miscellaneous brush mowing and Columbia County Highway Dept with option 1 of $18,951.00 and option 2 for $28,426.50. An additional $2,435.60 for guard rails.

Greg Falk noted that Tipperary Road hasn't been mowed for two years, and dead ends have been missed. He noted that we have closer to 68 miles. Falk said that if boom mowing isn't done soon maintenance will require a chainsaw.

ACTION: Motion (Crawford/Lindholm) to award the 2023 ROW mowing contract to Columbia County Highway and decide at the time whether to do 2 or 3 mowings, including fence to fence. Motion carried.

4. Pier permit application approvals

ACTION: Motion (Lindholm/Crawford) to approve all pier permits that have proper insurance as recommended by the Dekorra Pier Committee. Motion carried.

5. Town Roads recommendations

Rory Road emergency access – phase one - two estimates for tree clearing were submitted from Doherty trucking ($5480.00) and Falk trucking $5860.00). Hartley questioned why the Town is pursuing this at this point. Roger Palmer noted that this offers an option for this area. Other areas don't have an available option. Hartley felt like it would be better to have a complete cost for the whole project. Lindholm said that it could be a couple year process, one year tree removal and maintain a grass road, and then complete it with gravel the following year. Cost could be an additional $10,000.00 - $12,000.00.

ACTION: Motion (Lindholm/Crawford) to move forward with cutting the trees on the easement between Rory Road and River Oaks and award the contract to Doherty trucking. Motion carried.

Discussion of County estimates for repairs.

ACTION: Motion (Knuteson/Crawford) to award Columbia County Highway a contract to repair Tipperary Road ($2300) and Voss Road ($3900). Motion carried.

Further estimates will be tabled for further investigation.

6. ARPA Funds

Hartley reported that roads may be an allowed usage, utilities, stormwater control, possible town hall parking.

7. Audit

No further information.

8. Set next Regular Town Board Meeting date/agenda item.

Annual Meeting April 18, 2023 – 6:30 pm -Dekorra Town Hall

Next Town Board meeting will be May 9, 2023.

9. Adjourn

ACTION: Motion (Lindholm/Crawford) to adjourn. Motion carried.

Meeting adjourned at 8:50 pm.

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

Approved: 05.09.23.