Minutes Plan Commission Meeting

Meeting Date: **Thursday May 28, 2026**
Time: **6:30 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 May 28, 2026 Plan Commission meeting was called to order by Chair Kyle R. Knuteson at 6:30 pm.
   Present: Scott Van Etten, Justin Brusveen, Kyle R. Knuteson, Tyler Bergstrom, Peter Caldwell, Greg Falk and Roger Palmer

2. Pledge of Allegiance

3. Approval of Agenda/Affidavit of posting.
   ACTION: Motion (Caldwell/Van Etten) to approve May 28, 2026, Plan Commission meeting agenda. Motion carried.
4. Approval of previous minutes.
   ACTION: Motion (Van Etten/Palmer) to approve the Plan Commission portion of the March 26, 2026, Plan Commission meeting minutes. Motion carried.

5. Vetesnik, George and Cynthia – Parcel 11010-1407 and 1408, W10870 County Road V, Town of Dekorra, Columbia County. Simple Certified Survey Map review.
   Discussion Certified Survey Map was straight forward.
   ACTION: Motion (Brusveen/Caldwell) to approve Certified Survey Map (Knuteson file 326-3150, dated 04.06.26), with the condition that no greater than 180 days shall have passed from the date of Town Plan Commission CSM approval and the recording of the Certified Survey Map, or such approval shall be null and void. Motion carried.

6. Black Family Farms, LLC/Applicant Scott Van Etten – Parcels 11010-298.02 and 303 Black Road, Town of Dekorra, Columbia County, Wisconsin. Certified Survey Map review.
   Scott Van Etten recused himself at 6:38pm to present the proposed maps. Van Etten will be purchasing property from Black's, first map allows for current irrigation, lot one has a correction to a 6-foot strip that followed the fenceline incorrectly, the second map allows for Black's to retain ownership of wooded area. No proposed rezoning at this time.
   Discussion Bergstrom noted that the scale on sheet one was missing.
   ACTION: Motion (Brusveen/Falk) to approve Certified Survey Map for 11010-298.02/303 (Knuteson file 426-3152, dated 04.20.26) and Certified Survey Map (Knuteson file 426-3052/2908, dated 04.28.26) for Black Family Farms, LLC, with the condition that no greater than 180 days shall have passed from the date of Town Plan CSM approval and the recording of the Certified Survey Map, or such approval shall be null and void and adding the scale to map 426-3052/2908. Motion carried.

7. MOH Holdings, LLC/c/o Jay Mittelstaedt – Parcel 11010-486.A and 486.B, N3098 and N3089 Smokey Hollow Road, Town of Dekorra, Columbia County, WI.
   - Certified Survey Map to combine parcels.
   - Rezone application for Outdoor retail sales, 10.84 acres from A-1 Agriculture to C-2 General Commercial.

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- Conditional Use Permit – Retail sales, indoor/outdoor and service

a. PUBLIC HEARING for Rezone, Conditional Use Permit
   i. Open public hearing
   The public hearing was opened at 6:51 pm by Chair Kyle Knuteson.
   ii. Presentation of the proposal
   Jay Middelstaedt represented MOH Holdings and presented the application. The application is for retail business for Jay's Motorsports. The proposal is to combine parcels, rezone and acquire a Conditional use Permit to allow for indoor and outdoor retail sales.
   iii. Public's opportunity to testify.
   No public comment.
   iv. Close public hearing
   ACTION: Motion (Falk/Caldwell) to close the public hearing. Motion carried. The public hearing was closed and the Plan Commission meeting resumed at 6:53 pm

b. **Plan Commission discussion the area supports commercial use. Kory Anderson reviewed the proposal, noting that the proposal complies with the Town's Comprehensive Plan, there will potentially be two driveways. Anderson read the recommended conditions for the rezone and the Conditional Use Permit. Phase 1 starts excavation to level the area, a building for sales and service, some blacktop and gravel areas; phase 2 will add a larger building to include watersports and blacktop. Phase 1 starts this year, phase 2 potentially in 2 years. The Town will review the proposal and send a recommendation to the County for final approval. The Town will still need to review the site plan for approval once the County approvals are finalized. Temporary signs were installed on Smokey Hollow Road, and it was noted that there was no application submitted at this point. Discussion of sign size and how long they are intended to stay. Site Plan approval will be in phases as well. Will need DNR stormwater permits and the Town will review with final site plan approval.**

ACTION: Motion (Brusveen/Van Etten) to recommend approval to the Dekorra Town Board to approval of Certified Survey Map (Westbrook Associated Engineers, Inc dated 4/20/2026.) to combine parcels 11010-486.A and 486.B, to recommend approval of the rezone of 10.84 acres of parcel 11010-486.A and 486.B from A-1 Agriculture to C-2 General Commercial district, a Conditional Use Permit for Retail Sales, indoor/outdoor and service with conditions as recommended in the Town Engineer report dated May 21, 2026. Motion carried.

8. Wierzba, David – Parcel 11010-750, N3709 Tipperary Road, Town of Dekorra, Columbia County, WI. Application for Tourist Rooming House Conditional Use Permit (CUP) and a Town of Dekorra Tourist Rooming House License.
   a. PUBLIC HEARING
      i. Open public hearing
      Knuteson opened the public hearing at 7:20 pm.
      ii. Presentation of the proposal
      David Wierzba presented the proposal, noting that he is bringing back his request after a year

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and will have owned the property for two years in July. He lives next door and will be managing it with his daughter. He is just renting the cottage, not the garage or boat house.

iii. Public opportunity to testify
There was no public comment.

iv. Close public hearing
ACTION: Motion **(Caldwell/Falk) to close the public hearing. Motion carried.**
The public hearing closed at 7:25pm.

b. **Discussion that there is a Tourist Rooming House within 1,000 feet although it doesn't seem to be rented out at this time. Discussion of parking, he noted that he owns a lot across the street which can be used to park trailers and extra cars, Wierzba will have rule will be that parking is not allowed at the boat launch. Discussion that this is more of a tourist area than other parts of Tipperary Road. ACTION: Motion (Brusveen/Falk) to recommend Town Board approval of a Tourist Rooming House Conditional Use Permit, subject to conditions recommended by the Town Engineer in his memo dated May 21, 2026, to include a variance to the 1,000-foot limit due to the tourist nature of the vicinity. Motion carried.**

9. Set next meeting date June 25, 2026, as needed/Agenda items.

10. Adjournment
ACTION: Motion (Brusveen/Caldwell) to adjourn. Motion carried.
The meeting was adjourned at 7:44 pm.

Respectfully submitted by: Holly J. Priske - Dekorra Town Clerk
Approved: 06/25/2026