Minutes Plan Commission Meeting

Meeting Date: **Thursday July 23, 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 July 23, 2026 Plan Commission meeting was called to order at 6:30 pm by Chair Kyle R. Knuteson.
   Present: Justin Brusveen, Peter Caldwell, Greg Falk, Kyle R. Knuteson, Roger Palmer and Scott Van Etten.
   Absent: Tyler Bergstrom.

2. Pledge of Allegiance

3. Approval of Agenda/Affidavit of posting.
   ACTION: Motion (Palmer/Caldwell) to approve the July 23, 2026, Plan Commission meeting agenda. Motion carried.
4. Approval of previous minutes.
   ACTION: Motion (Brusveen/Van Etten) to approve the Plan Commission portion of the June 25, 2026, Plan Commission meeting minutes. Motion carried.

5. Bourbon Ridge/Blake Young – Parcel 11010-1725.05; Smith Road, Town of Dekorra, Columbia County, WI. Application to create a 3-acre lot to be zoned RR-1 Rural Residence with 27.31-acres to be rezoned to A-1 Agriculture with A-4 Agricultural Overlay to restrict it from further development and a Certified Survey Map review.
   a. PUBLIC HEARING
      i. Open public hearing
         The regular Plan Commission meeting was suspended, and a public hearing was opened by Chair Knuteson at 6:34 pm.
      ii. Presentation of the proposed use.
         Blake Young presented the application to rezone 3 acres to RR-1 (Lot 5) and overlay 27.3-acres, to create a residential lot.
      iii. Public's opportunity to testify.
         There was no public input.
      iv. Close public hearing.
         Motion (Brusveen/Scott Van Etten) to adjourn the public hearing. Motion carried.
         The public hearing closed at 6:37 pm and the Plan Commission meeting continued.

   b. **Discussion – Van Etten noted that the density requirements were met with the original plat revision approval and therefore the 1 house per 35-acre requirement is met with the 27.3-acres and previous 5 acres restricted. An amended deed restriction will be filed. Palmer questioned how many driveways off Smith Road will be. Young noted that there will be four.**
      ACTION: Motion (Brusveen/Van Etten) to recommend Town Board approval of a rezone of Lot 1, 3-acres to RR-1, and Lot 2, 27.31-acres zoned A-1 with A-4 Agricultural and of a Certified Survey Map dividing said 3-acre parcel (Grothman file 1125-703, dated 06.22.26) subject to the three conditions recommended by the Town Engineer in his memo dated July 16, 2026. Motion carried.

6. 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. Site Plan Review.
   Neil Pfaff, Vierbicher, presented the proposed site plan for Jay's Motorsports. He noted that they want to discuss landscaping and the difficulty meeting requirements, driveway access and need for a turn lane and a request to reduce the speed limit and a dumpster enclosure. Phase 1 will have one building, a shop and retail. They are requesting a second driveway in phase two and believe that a turn lane wouldn't be necessary with a speed limit reduction. He noted that it is a rural area without a large commercial presence. Palmer noted that this area can become very busy if there is an incidence on I-39/90/94 interstate. He also noted that there will be construction on the interstate over the next 5 years. Anderson noted that he has concerns if there are two cars turning, he also noted that this road is not striped. There is potential for issues, especially on a rural road. He also noted that the ordinance requires a turn lane. It was noted that a turn lane will require moving a power pole and an extra-long culvert. The second item they wanted to discuss was the landscaping requirements. Anderson noted that the property to the east and south is zoned agricultural. Van Etten believed that curbs in the parking lot wouldn't be necessary and striping would be sufficient. Their plan is to pave up to the building for display parking. Phase 1 hopes to be done as soon as possible, Phase 2 to be done within 2 years. Grading will be done right away for both Phases. Van Etten reviewed that the turn lane should stay, that there can be some flexibility with landscaping, with striping on the parking lot. Discussion of dumpster screening. Brusveen questioned the mass grading for the entire project and what will be done to handle erosion. The plan is for some gravel, and the mass would be grass. Anderson noted the proposed signage. There is currently a billboard on the interstate which will stay. Temporary signage is not allowed per ordinance. Two temporary signs for 30 days were allowed per ordinance, and the current unpermitted signage has been in place longer than 30 days.
   ACTION: Motion (Brusveen/Van Etten) to recommend Town Board approval of a site plan (Vierbicher project 260159 dated 6.26.26) for Jay's Power Center – Lake Wisconsin with conditions of a revised plan with a turn lane, landscaping plan as presented and conditions recommended in the Town Engineer report dated July 16, 2026. Motion carried.

7. Set next meeting date August 27, 2026 as needed/Agenda items
   Clerk Priske noted that there may be a meeting. A variance review and a possible consultation.

8. Adjournment
   ACTION: Motion (Brusveen/Caldwell) to adjourn. Motion carried.

   The meeting was adjourned at 7:32 pm.

   Respectfully submitted by Holly J. Priske - Dekorra Town Clerk
   Approved: 08/27/2026