

# TOWN OF DEKORRA COMPREHENSIVE PLAN



Original Plan Adopted by Town Board: May 10, 2005  
Amended Plan Adopted by Town Board: November 15, 2007  
Amended Plan Adopted by Town Board: July 8, 2008  
Amended Plan Adopted by Town Board: March 10, 2009  
Amended Plan Adopted by Town Board: May 25, 2010

Planning Assistance by:  
 Vandewalle & Associates  
Madison, Wisconsin



# Town of Dekorra Comprehensive Plan

## Plan Summary

### THE REASON FOR PLANNING

Dekorra enjoys a rich agricultural and recreational heritage, punctuated by the scenic Wisconsin River and rolling hills that define the Town's unique character. The Town's landscape is attractive to an increasing number of residents and visitors. Increasing tourism and growth of nearby communities will place pressure on Dekorra's character in the near future. Dekorra must carefully and creatively plan.



### PURPOSE OF THE COMPREHENSIVE PLAN

The *Town of Dekorra Comprehensive Plan* will help the Town preserve its rural character and, at the same time, attract high quality commercial, industrial, and residential development to planned areas of the Town to help balance its tax base. Carefully planning the location, timing, and quality of this new development will both maximize tax base and assure that the features that brought residents to the Town in the first place are not destroyed in the process.

The *Comprehensive Plan* updates the Town's 1997 Land Use Plan, and meets all requirements of the State's comprehensive planning law. The *Comprehensive Plan* was prepared concurrently with plans in Lowville and Poynette. Dekorra is located on three sides of the Village, which makes coordination critical. To prepare this *Plan*, public input sessions and workshops were held at both local and "regional" levels. Residents wish to preserve the rural character of the Town, preserve the scale and character of development along the Wisconsin River, and attract new businesses to the Interstate 39/Highway CS interchange and planned areas along Highway 51. The resulting *Comprehensive Plan* document includes ten chapters, covering land use, transportation, agricultural, natural and cultural resources, utilities and community facilities, housing, economic development, intergovernmental cooperation, and implementation.

### PROTECT RURAL COMMUNITY CHARACTER

"Community Character" is hard to define, but it is the reason why many people choose to live in Dekorra. The Town's rural character is defined by large areas of agricultural land, woodlands, and natural areas like the Wisconsin River and the Rocky Run, Hinkson and Rowan Creeks. To preserve this rural and natural character, the *Plan* will help the Town to:

- Preserve scenic and natural areas, like wooded hillsides and steep slopes, from development.
- Sensitively site new housing on the rural landscape through siting guidelines.
- Provide "bonuses" for clustering homes in agricultural areas, as an option to 35+ acre lots.
- Protect the character of the Wisconsin River waterfront by controlling the scale of new uses.



## GUIDE DEVELOPMENT

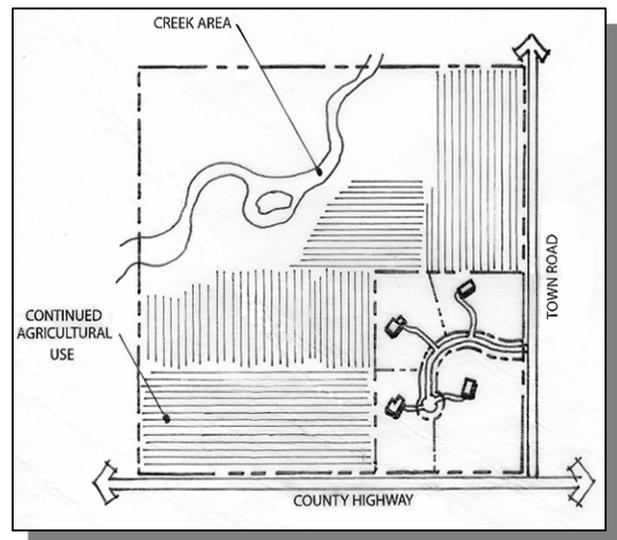
This *Comprehensive Plan* contains a Planned Land Use map to help the Town decide how to guide future land uses. Future development decisions will be based on that map and policies to:

- Guide a quality mix of business development and promoting business redevelopment in a carefully planned area near the I-39/CS Interchange, while providing sewer to that area.
- Designate a second Commercial/Industrial Mix area along Highway 51 near the Town's north edge.
- Allow for modest residential development areas.
- Work with Poynette to arrive at a mutually agreed Village growth area and a cooperative economic development strategy.
- Keep intensive new development away from sensitive environmental areas, such as wetlands, floodplains, steep slopes, and productive agricultural land.

## PROMOTE HIGH-QUALITY DEVELOPMENT DESIGN

As important as *where* new development goes is *how* it looks and relates to surrounding uses, roads, natural areas, and the desired rural character of the Town. The *Plan* recommends:

- Using siting guidelines for homesites and clusters to preserve existing farmland, vegetation, and site features (e.g., fence rows) and minimize the visual impact of rural development.
- Designing new commercial and industrial developments with high quality building materials, landscaping, lighting and signage.
- Making sure that new residential and commercial waterfront development fits with the historic scale of the area.
- Treating lands along the Interstate and the Interchange Area as a critical gateway to the Town.



## IMPLEMENT THE PLAN IN COOPERATION WITH OTHERS

The Town of Dekorra will have to work on further efforts and with other governments to fully achieve its future objectives. Recommendations include:

- Working with Poynette and Lowville on an intergovernmental boundary/land use agreement.
- Coordinating with Columbia County on updating the County's plan and zoning ordinance.

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## Acknowledgements

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**Town of Dekorra Board:**

Rick Schmidt, Chair  
Tom Leckwee  
Mark Niebuhr  
Mike Dorshorst  
Gary Leatherberry

**Town Plan Commission:**

Kim Lindholm, Chair  
Joe Wajnert, Vice Chair  
Don Jessup, Citizen  
Tom Leckwee, Board  
Albert Peterson, Citizen  
Scott Van Etten, Citizen  
Rick Schmidt, Board Alternate  
Chuck Judd, Citizen Alternate

**Town Staff:**

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ORDINANCE 2010-02  
AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN  
OF THE TOWN OF DEKORRA, WISCONSIN

The Town Board of the Town of Dekorra, Wisconsin, does ordain as follows:

SECTION 1. The Town of Dekorra is authorized to prepare, adopt, and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The Dekorra Town Board, on May 10, 2005, adopted the *Town of Dekorra Comprehensive Plan* as the Town's comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said *Comprehensive Plan* including procedures for regular consideration of amendments to it.

SECTION 3. The Dekorra Town Board, on the following dates, previously adopted amendments to the *Town of Dekorra Comprehensive Plan* under the amendment procedures within Section 66.1001(4), Wisconsin Statutes and as described in the *Comprehensive Plan*: November 15, 2007, July 8, 2008, and March 10, 2009.

SECTION 4. The Town Board of the Town of Dekorra has adopted and followed written procedures designed to foster public participation in every stage of the preparation of and amendments to the *Comprehensive Plan*, as required by section 66.1001(4)(a) of Wisconsin Statutes.

SECTION 5. The Plan Commission of the Town of Dekorra, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending that the Town Board adopt an ordinance to constitute official Town approval of a new set of amendments to the *Town of Dekorra Comprehensive Plan*, in the general manner presented in Attachments 1 through 6 to this ordinance and described in the following sections.

SECTION 6. The Town of Dekorra has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes.

SECTION 7. To accommodate the proposed development of two lots of single family residential development on Parcel # 11-010-363, the Town Board hereby amends Map 6: Planned Land Use, changing the planned land use category for parts of said parcel from Agriculture and Woodland Preservation Area to Single Family Residential, as depicted on Attachment 4 to this ordinance. Such plan amendment shall be null and void if a Certified Survey Map over Parcel # 11-010-363 is not lawfully recorded in a form consistent with that represented on Attachment 1 by December 31, 2010.

SECTION 8. To clearly identify and keep record of Town parcels on which future development has been permanently restricted, the Town Board hereby amends Map 6b: Parcels with Recorded Development Restrictions, to show development restrictions associated with the development of two lots for single-family residential development on Parcel # 11-010-363, depicted as "conservation easement" lands on Attachment 1 to this ordinance. Such plan amendment shall be null and void if a Certified Survey Map over Parcel # 11-010-363 is not lawfully recorded in a form consistent with that represented on Attachment 1 by December 31, 2010.

SECTION 9. To more accurately represent actual 2010 existing land use within the Town to the extent practical, better distinguish current land use from current zoning, and update the Town's Planned Land Use map as appropriate to reflect changes to the Existing Land Use map, the Town Board hereby amends Map 5: Existing Land Use and Map 6: Planned Land Use, and creates Map 6c: January 2010 Zoning, Town of Dekorra for inclusion in the *Town of Dekorra Comprehensive Plan*, in the manner depicted on Attachments 3, 4, and 5.

SECTION 10. To reflect updated 2008 FEMA floodplain data on all appropriate *Plan* maps, the Town Board hereby amends Map 4: Natural Areas and Map 6: Planned Land Use, in the manner depicted on Attachments 2 and 4.

SECTION 11. To reflect the current boundaries of State of Wisconsin and federally owned lands, the Town Board hereby amends Map 5: Existing Land Use and Map 6: Planned Land Use, in the manner depicted on Attachments 3 and 4.

SECTION 12. To address the above map changes and prior discrepancies in the amount of land in different existing and planned land use categories shown in Tables 6 and 7 in Chapter Four: Land Use of the *Comprehensive Plan*, the Town Board hereby amends these tables, as well as all *Plan* text that references these tables, as well as other miscellaneous text changes, in the manner presented in Attachment 6.

SECTION 13. To provide additional information regarding publicly owned land and environmental corridors in the Town, the Town Board hereby creates Appendix A: Detailed Information on Publicly Owned

Land and Environmental Corridors in the Town of Dekorra as a component of the *Comprehensive Plan*, in the manner depicted in Attachment 6.

SECTION 14. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication/posting as required by law.

Adopted this 25<sup>th</sup> day of MAY, 2010.



Richard A. Schmidt, Town Chair



Vicki L. Auck, Town Clerk

PLAN COMMISSION RESOLUTION 2009-\_\_

RESOLUTION RECOMMENDING AMENDMENTS TO THE COMPREHENSIVE  
PLAN OF THE TOWN OF DEKORRA, COLUMBIA COUNTY, WISCONSIN

WHEREAS, on May 10, 2005, the Town Board of Dekorra adopted the *Town of Dekorra Comprehensive Plan* (hereinafter "*Plan*") as the Town's comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said *Plan* including procedures for regular consideration of amendments to it; and

WHEREAS, on November 15, 2007, July 8, 2008, and March 10, 2009 the Town Board amended the *Plan* per the required procedures for regular consideration of amendments to it; and

WHEREAS, both the *Plan* and Section 66.1001(4), Wisconsin Statutes, establish the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the Town of Dekorra Plan Commission has the authority to recommend amendments to the *Plan* to the Town Board, under Section 66.1001(4)(b); and

WHEREAS, to clearly identify and keep record of Town parcels on which future development has been permanently restricted, the Plan Commission has identified the need to amend Map 6b: Parcels with Recorded Development Restrictions, to show development restrictions associated with the development of two lots of single-family residential development on Parcel # 11-010-363, as depicted as "conservation easement" lands on Attachment 1 to this resolution; and

WHEREAS, to reflect updated 2009 FEMA floodplain data on all appropriate *Plan* maps, the Plan Commission has identified the need to amend Map 4: Natural Areas, Map 5: Existing Land Use, and Map 6: Planned Land Use and, as depicted on Attachments 2, 3 and 4; and

WHEREAS, to reflect the current boundaries of State of Wisconsin-owned land, the Plan Commission has identified the need to amend Map 5: Existing Land Use and Map 6: Planned Land Use, as depicted on Attachments 2 and 3; and

WHEREAS, to address the above changes and prior calculation errors for existing and planned land uses shown in Tables 6 and 7 in Chapter Four: Land Use, the Plan Commission has identified the need to amend these tables, as well as all *Plan* text that references these tables, in a manner presented in Attachment 5; and

WHEREAS, to provide additional information regarding publicly owned land and environmental corridors in the Town, the Plan Commission has identified the need to create Appendix A: Detailed Information on Publicly Owned Land and Environmental Corridors in the Town of Dekorra, as depicted in Attachment 5.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Town of Dekorra hereby recommends that, following a public hearing, the Town Board adopt an ordinance to constitute official Town approval of amendments to the *Town of Dekorra Comprehensive Plan* in the manner presented in Attachments 1 through 5 to this resolution.

BE IT FURTHER RESOLVED that the Commission recommends that Town approval of all relevant map changes shall be null and void if a Certified Survey Map over Parcel # 11-010-363 is not lawfully recorded in a form consistent with that represented on Attachment 1 by December 31, 2009.

Resolution Adopted: August 27, 2009

  
Bill Morris, Plan Commission Chair

Attest:

  
Vicki Anck, Town Clerk

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