

TOWN OF DEKORRA
PLAN COMMISSION MEETING - MINUTES
Thursday, August 28, 2014 @ 7:00 PM
Town Hall - W8460 Bilkie Rd.

Note: unless otherwise noted, all agenda items are subject to discussion, approval, adoption, reference to committee, postponement to future date, or other actions as deemed appropriate at the discretion of the Commission.

CALL TO ORDER: By Chairman Wajnert at 7:21 p.m.

PLEDGE OF ALLEGIANCE. Performed by the Commission and 17 others in attendance.

ROLL CALL: Wajnert (Chairman), Peterson, Byars (excused absence) (TB Rep.), Van Etten, Knuteson, Smith (TB Alt.), Leckwee, Scherer (Alt.).

APPROVAL OF AGENDA. Approved as presented and Chairman grants applicants the option to move items to a different order.

APPROVAL OF 7-24-2014 MEETING MINUTES. Van Etten/Leckwee motion to approve contingent upon further clarification of Cross Rezone item, MC.

BUSINESS:

1. Consultation request for driveway on St. Lawrence Bluff Rd. Parcel # 1346 property owner G. Weir.

Discussion only, Commission states the applicant should follow up with the Towns Engineer to discuss the next steps in presenting variance requests to the Town Board.

2. Review and Possible Recommendation to the Town Board on request of certain exceptions to land division ordinance in connection with review of proposed Amendment to Grand Legacy at Lake Wisconsin Plat.

Knuteson/Scherer motion to recommend Town Board approval based on items listed in a letter from J. Clark dated 7-29-2014 in regards to land suitability, comprehensive area development plan, completed submission of data gathering, recognition of new laws, compliance with Comprehensive Plan, provisions for dealing with final plat and choice of submitting a Letter of Credit or a Performance Bond, MC.

3. Review and Possible Recommendation to the Town Board concerning First Amendment & Restatement of Development Agreement, First Amendment & Restatement of Declaration of Covenants, Conditions and Restrictions, First Amendment & Restatement of Conservation Agreement for Grand Legacy at Lake Wisconsin, Restatement of Storm Water Management System Maintenance Agreement and Easement Review First Amendment & Restatement of Declaration of Vision Easements, Cancellation & Release of Driveway and Easement Agreement for Plat of Grand Legacy at Lake Wisconsin. Knuteson/Scherer motion to recommend Town Board Approval with the following possible options: lots 15-21 be only single story homes, siting of a street light at Smith Rd. entrance, include a 5 year guarantee on pavement/ditch and gravel shoulders, project will be done in 2 or 3 phases and no visual obstructions to exceed 30" in height within the vision corners, MC.

4. Review and Possible Recommendation to the Town Board on petition to discontinue Eagle Point Place and portions of North Legacy Trail and Champions Run in connection with an Amendment to Grand Legacy at Lake Wisconsin Plat. Van Etten/Knuteson motion to recommend Town Board Approval, MC.

5. Review and Possible Recommendation to the Town Board in connection with an Amendment to Grand Legacy at Lake Wisconsin Preliminary Plat. Scherer/Knuteson motion to recommend Town Board Approval noting it is not necessary to wait the normal review period prior to final approval, MC. Van Etten/Knuteson motion to authorize revisions to Champions Run and option B pertaining to relocation of Stein Rd. access point if accomplished as discussed, MC.

6. Review and Possible Recommendation to the Town Board in connection with an Amendment to Grand Legacy at Lake Wisconsin Final Plat. Knuteson/Scherer motion to recommend Town Board Approval of final plat amendments to Grand Legacy at Lake Wisconsin, recording shall be deferred until developer fulfills review

criteria of Town's Engineer and Town's Attorney and that the covenants of all documents are submitted, all deed restrictions are submitted at the time of recording at Columbia County Court House, MC.

7. Review and Possible Recommendation to the Town Board concerning Non-Stock Articles of Incorporation for Grand Legacy at Lake Wisconsin. No Action Item.

8. Rezone Request for portions of Grand Legacy at Lake Wisconsin Plat from the A-1 Agriculture District with an A-4 Agricultural Overlay to R-1 Single Family Residence and from the R-1 Single Family Residence to the A-1 Agriculture District with an A-4 Agricultural Overlay. Property located on Smith Rd.

Peterson/Van Etten motion to recommend Town Board Approval as shown on the amended plat and letter dated 7-28-2014, on the advice of the Town's Attorney, MC.

9. Review and comments from Town Engineer Jerry Foellmi for engineering plans and specifications for Amendment to Grand Legacy at Lake Wisconsin Plat. No action taken, numerous items still need to be completed satisfactorily regarding the Erosion Control and Storm Water Management Plan, concerns with grading and street construction plans.

10. Discussion/possible action on Plan Commission Resolution #2014-02, Recommending Phase 2 Update to the Town of Dekorra Comprehensive Plan. Scherer/Leckwee motion to adopt Resolution # 2014-02 and to recommend Town Board Adoption noting that if mapping rights expire prior to the Grand Legacy at Lake Wisconsin the developer will assume that cost, MC. Wajnert/Knuteson motion to include the possibility of map 6 of the Comprehensive Plan modifications by Grand Legacy Plat, MC.

ADJOURN: Smith/Knuteson motion at 10:29 p.m., MC.

Notice is hereby given that a quorum or a majority of the Dekorra Town Board may attend this meeting to gather information about a subject over which the Town Board has a decision making responsibility. Information presented may help for the rationale behind future Board actions. If a quorum of the Town Board attends, no action will be taken by the Dekorra Town Board at this meeting.

Posted: 9-26-2014

**VICKI L. AUCK, PLAN COMMISSION SECRETARY
TOWN CLERK**