

RESOLUTION NO. 2016-01

RESOLUTION DISAPPROVING PETITION FOR COUNTY ZONING ORDINANCE AMENDMENT

State of Wisconsin
Town of Dekorra
Columbia County

The Town Board of the Town of Dekorra, Columbia County, Wisconsin, by this Resolution, adopted by a majority of the Town Board on a roll call vote with a quorum present and voting, and proper notice having been given, resolves and orders as follows:

A Petition to Amend the Columbia County Zoning Ordinances relating to the change of the location of zoning district boundaries from A-1 Agriculture to I-2 General Industrial in the Town for the Petition of WB Sales – Leona Hutchinson, LLC, located at Lot 1, Certified Survey Map Number 3566, located in the Southwest $\frac{1}{4}$ of Section Three, Town of Dekorra, Columbia County, Wisconsin, Town 11 North, Range 9 East, Tax Parcel 51.01, is hereby timely disapproved for the following reasons:

1. The land use by WB Sales will generate odors that will constitute a public nuisance for residents living in the area of County Trunk Highway J-V, as specifically found by investigations by the Town Board of other gas tank operations;
2. The outdoor storage of large propane tanks as well as welding work outside, constitute a significant risk of groundwater contamination as well as contamination of Rocky Run Creek, which lies immediately to the south of the property for which rezoning is sought;
3. A substantial risk of loud noise, dust and idling of semis will cause significant problems for the persons residing in the vicinity of the subject property;
4. It is understood by the Town Board from WB Sales that it will have as many as 1,000 – 2,000 large propane tanks stored outside, leaving the possibility of degradation in the tanks resulting in further risk of soil contamination;
5. The outdoor activities contemplated by the Applicant constitute outside business operations prohibited by Section Four K.1. of the Town of Dekorra Comprehensive Plan;
6. The Town of Dekorra Comprehensive Plan calls for commercial and industrial uses for this area. Not all industrial uses are the same, and in fact the I-2 General Industrial zone is the least restrictive land use category in the Columbia County Zoning Ordinance. Thus, the general support for

commercial and industrial uses in the Comprehensive Plan does not mean that any and all industrial uses are appropriate on this particular parcel given its location in the vicinity of single-family homes.

The Town Clerk shall file a certified copy of this Resolution with the Columbia County Zoning Agency and the County Clerk not later than thirty (30) days after the public hearing held by the County in this matter, pursuant to Resolution 2013-04 adopted by the Dekorra Town Board March 12, 2013 and certified by the Columbia County Clerk.

The Town Clerk shall properly post this Resolution pursuant to Wis. Stats. §60.80.

Adopted this 12 day of APRIL, 2016.

TOWN OF DEKORRA

By: Michael R Dorhorst
Michael Dorhorst,
Town Board Chairman

ATTEST:

Vicki Auck
Vicki Auck, Town Clerk

VOTE:

AYES:

3

NOES:

2

PUBLISHED:

4-21-16

ADOPTED:

4-12-16

Boynette Press
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