

**TOWN OF DEKORRA PLAN COMMISSION RESOLUTION 2016-01**

**RECOMMENDING AMENDMENTS TO THE  
TOWN OF DEKORRA COMPREHENSIVE PLAN**

WHEREAS, on September 23, 2014, the Town of Dekorra Board adopted an updated Town of Dekorra Comprehensive Plan (hereinafter "Plan"), under Section 66.1001(4), Wisconsin Statutes; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once adopted or updated; and

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

WHEREAS, with experience using the 2014 Comprehensive Plan, the Plan Commission recommends that the Town Board amend the Plan to better relate to development expectations.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Town of Dekorra hereby recommends that the Town Board adopt an ordinance to constitute official Town approval of the amendments to the 2014 Town of Dekorra Comprehensive Plan indicated in Exhibit A.

Resolution Adopted: July 14, 2016

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Kyle Knuteson, Plan Commission Vice-Chair

Attest:

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Tom Leckwee, Plan Commission Member

Vote: 6-0

areas may also accommodate limited, carefully planned residential development compatible with the primarily commercial character of the area. Examples include residences on the second story of commercial properties and small apartment buildings. These areas are not intended to accommodate residential neighborhoods or large scale apartment complexes. The specific mix and details of these areas should be carefully considered to avoid potential conflict of uses or incompatibilities, and are subject to Town approval. Because most “Business/Residential Mix” areas on Map 7 are close to environmental corridor/floodplain areas, careful consideration must be given to managing environmental impact, including following the Town’s stormwater management ordinance.

## 7. Interchange Area: Potential Park and Ride Lot

Map 7 suggests a possible location for a Park and Ride facility, southeast of the Interstate/Highway CS bridge. This area was recently used as a staging area for the bridge reconstruction project, and may be accessible from Smokey Hollow Road to the east. The Town intends to communicate this idea to WisDOT in conjunction with its park and ride study. Issues that may need to be overcome are environmental—both floodplain and potential contamination.

## K. COMMERCIAL/INDUSTRIAL MIX: HIGHWAYS 51/J/V AREA (ON MAP 6)

### 1. Objective

The second *Commercial/Industrial Mix* area is established and mapped on Map 6 to identify a limited area near the north edge of the Town for indoor manufacturing, warehousing, distribution, office, and commercial uses, ~~with limiting outdoor activity areas and allowing only fully screened~~ outdoor storage areas, ~~and moderate a~~ Attention to building design, landscaping, ~~and signage, and lighting will be required~~. This planned *Commercial/Industrial Mix* area is focused around a few existing similar uses near the intersections of Highways 51, J/V, and the railroad tracks. Its size ~~would be is~~ limited by *Environmental Corridors* in the vicinity. Special attention will be needed to protect the integrity of the natural resources, ~~rural character, nearby residential uses, and air quality~~ in the area.

### 2. Policies and Programs

- a. Encourage land uses within this area that **capitalize on its assets**, including Highway 51 and railroad access, proximity to the Columbia power plant, and relative remoteness from housing. See also the Economic Development Chapter for additional land use ideas and opportunities for this area.
- b. Require a **minimum lot size** for all new lots proposed as building sites in accordance with the Town’s Land Division and Subdivision Code and the zoning classification of the lots.
- c. Direct development **away from the *Environmental Corridor***. Development is also discouraged in areas with soils with severe limitations for on-site solid waste disposal, as shown on Map 8; soils with building limitations, as shown on Map 6; and in areas with slopes between 12-20 percent and over 20 percent as shown in Map 4. Developers shall submit detailed maps showing these features when applicable to a certain development area.
- d. Before the rezoning of lands for development, require the property owner or developer to **submit a plan showing environmentally sensitive areas** that should not be developed, including:

- i. Wetlands based on a field survey conducted by a qualified professional
- ii. Stream banks
- iii. Shoreline setback areas
- iv. Floodplains
- v. Hydric soils (formed under wet conditions—many formerly wetlands)
- vi. Soils with severe limitations for on-site waste treatment systems (see Map 8)
- vii. Soils with low or very low potential for dwellings with basements
- viii. Steep slopes (show 12-20% and 20%+)

e. Follow the Town's site plan review ordinance when considering specific commercial and industrial development projects in this area. Attempt to follow the site and building planning and design standards for the "Commercial/Industrial Mix: Interchange Area" in Section J above, to the extent considered reasonable by the Town Plan Commission and Board.

f. Limited outdoor loading/unloading and storage areas which, in the determination of the Town Plan Commission and Town Board, will:

- i. Not exceed ½ acre per building site.
- ii. Be fully screened from public roads and residentially zoned properties.
- iii. Not negatively impact the aesthetics of the surrounding area.
- iv. Have no impact on air quality, water quality, odor, and noise beyond the property line.
- v. Not negatively impact opportunities to develop nearby lands with desired land uses.

g. Support rezonings to the County's I-1 and commercial zoning districts within this area. Do not support the rezoning of any additional lands to the I-2 zoning district, except where the Town Board and Plan Commission are satisfied that there will be restrictions against objectionable uses and activities.

e-h. Exercise the Town's ability under the County zoning ordinance in Town actions on conditional use permits in this area, using the conditional use permit standards outlined in the County zoning ordinance and the provisions of this Comprehensive Plan.

## **L. ENVIRONMENTAL CORRIDORS & SOILS WITH BUILDING LIMITATIONS (ON MAP 6)**

### **1. Objective**

*Environmental Corridors* are established and mapped to identify and protect generally continuous environmentally sensitive areas including wetlands, floodplains outside of the limited already-developed lands along the waterfront, and undeveloped shoreland setback areas (not all of this last category shown on Map 6). They are intended for long-term open space, wildlife habitat, stormwater management, natural areas, and or trails uses. The *Soils with Building Limitations* area is mapped as an overlay designation on Map 6. This category includes slopes greater than 20 percent, floodplains within limited already-developed areas along the waterfront, and hydric soils not in mapped wetlands, per the Columbia County soil survey. The Town also wishes to preserve slopes of 12 percent to 20 percent to the extent practical.

### **2. Policies and Programs**

- a. Where development is proposed, determine the **exact boundaries of the *Environmental Corridor* or *Soils with Building Limitations* based on the features that define those areas.**