

Town of Dekorra Plan Commission Meeting
Minutes
Thursday, July 25, 2019
7:00 PM
Poynette Municipal Building - Municipal Court/Board Room
106 S. Main St., Poynette, WI

1. Call to Order – **The July 25, 2019 Plan Commission meeting was called to order by Chair Sandy Smith at 7:00 pm.**
2. Oath of office for Plan Commission members – **No oaths were required.**
3. Roll Call : **Present: Tyler Bergstrom, Peter Caldwell, Greg Falk, Dave Lorenz, Roger Palmer, Sandy Smith, Justin Brusveen (alternate for Scott Van Etten). Also present was Mark Roffers- Town Planner.**
4. Pledge of Allegiance
5. Approval of Agenda/Affidavit of posting.
ACTION: Motion by Smith, second by Caldwell to approve the agenda and affidavit of posting. Motion carried.
6. Approval of previous minutes.
ACTION: Motion by Falk, second by Palmer to approve the June 27, 2019 minutes. Motion carried.
7. Karsten, John R. – Parcels 11010- 809.A and 809.B, Tipperary Road, Town of Dekorra, Columbia County, WI. Simple Certified Survey Map (CSM) to combine these two parcels into one lot.
Scott Hewitt was present to review the proposed CSM. He noted that Mr. Karsten has agreed to remove the shed and cement pad but hoped to have some time to remove the shed. He also stated that most of the split rail fence is on the neighboring property but that Karsten will move the portion on his lot. Roffers asked what the intent for the property was and Hewitt replied that they hope to build a residence at some point. Hewitt also noted that the setbacks are not on the CSM as the County does not want them on there due to changes in ordinances over time.
Roffers outlined his and the Town Engineers review of the proposal. He noted that he would support the removal of condition 3C of the review to add minimum building setbacks to the CSM.
Palmer questioned if the owner of lot 59 was aware of the roof encroachment. He is in support of giving up to a year to remove the shed.
Falk stated that the shed should be gone within a set time or before building permit is issued.
Caldwell stated that the removal of the garage should be tied to the building permit.
Bergstrom stated that he felt that the shed should be allowed to stay and just shown on the map. He felt that it created a hardship for the property owner.
Lorenz stated that he didn't see a concern about moving the fence, but the shed should be removed. He felt that it could either be noted on the CSM or hold the building permit.
Brusveen felt that the shed should be removed.
Smith stated that she felt that the shed should be moved but that it should be done before the CSM is signed as it's the Town's only guarantee that it will get done.
Roffers suggested removing item 3C and 4 from the suggested conditions.
ACTION: Motion by Smith, second by Palmer to approve the simple CSM to combine parcels 11010-809.A and 809.B with the conditions to remove the split rail fence and shed with concrete and conditions 1 – 5; minus 3C and 4. Motion carried 5/2 (Falk and Bergstrom).

8. Loken Family, LLC– Parcel 11010-502, 509A.1, 510.A – W8840 County Road CS, Town of Dekorra, Columbia County, WI. Rezone from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture with an A-4 Agriculture overlay. CSM review/approval.

a. PUBLIC HEARING

- i. Open Public Hearing -**Public hearing opened by Chair Smith at 7:33 pm.**
- ii. Presentation of the Rezone proposal -**Scott Hewitt of Grothman and Associates was present to give an overview of the proposed rezone. He stated that they are working on a deed restriction and a shared driveway agreement. He noted that the CSM has met Roffer's suggestions to make CSM clarifications.**
- iii. Public's Opportunity to Testify – **There was no public testimony.**
- iv. Close Public Hearing – **Motion by Smith, second by Falk to close the public hearing. Motion carried. Public hearing closed at 7:37 pm.**

b. Plan Commission review, discussion and possible action of Rezone and CSM. -

Roffers gave an overview of his report. He noted that the CSM and rezone results in no changes to the landscape. He stated that this is straight forward.

Palmer questioned the berm from CTH CS and Loken stated that it was there.

There was discussion of using swamp land as part of the restricted lands.

Brusveen questioned purpose to rezone to build a house. Loken stated that they want to build on the other side of the pond. Septic and well were dug.

Lorenz questioned type of septic with Loken replying that it was a conventional system.

Bergstrom questioned whether it would be a plot of deeds and Hewitt explained that it wasn't required.

Caldwell questioned the driveway. There was a discussion of wetland delineation. Roffers said that it could be a condition of approval.

Smith questioned the driveway length and Loken stated that it would be under 1,000 feet.

Falk thought that there should be a delineation and that it should be brought in before approval of the CSM.

ACTION: Motion by Smith, second by Falk to postpone the decision until a delineation is completed.

Discussion Palmer questioned if in the floodplain and Roffers confirmed that the 5-acres is outside of the wetland. Motion carried.

9. Interstate Warehouse and Storage, LLC/Travis Clary – Parcel 11010-492.09 – W9257 County Road CS, Town of Dekorra, Columbia County, WI. – **Scott Hewitt was present to review the proposal for the CSM and Site Plan. Mark Roffers reviewed his and Jerry Foellmi's comments and recommendations.**

ACTION: Motion by Caldwell, second by Falk to recommend approval to the Dekorra Town Board of the proposed CSM with Town Planner's recommended conditions 1-4. Motion carried.

ACTION: Motion by Falk, second by Smith to recommend approval to the Dekorra Town Board of the Interstate Warehouse site plan with the Town Planner's recommended conditions 1-6. Motion carried.

10. Set next meeting date -August 22, 2019

11. Adjournment – **Motion by Falk, second by Caldwell to adjourn. Motion carried. Meeting adjourned at 8:40 pm.**

Approved: 08/22/2019

Respectfully submitted by: Holly J. Priske, Clerk-Town of Dekorra