



To: Town of Dekorra Board and Plan Commission

From: Mark Roffers

Date: February 4, 2025

Re: Public Hearing Draft Update to Town of Dekorra Comprehensive Plan

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The Town of Dekorra Comprehensive Plan is a long-range guide for the preservation and growth of the Town. The current Comprehensive Plan is accessible on the [Town's Website](#). The Plan was last fully updated in 2014 and has been amended three times since. The most significant set of amendments was adopted in 2023, adjusting and simplifying land use policies within the planned "Agriculture and Woodland Preservation" area, which is mapped over the majority of the Town.

Wisconsin Statutes require an update to the Town's Comprehensive Plan at least once every 10 years. In March 2024, the Town Board authorized a 10-year update. In May, the Plan Commission reviewed the current Comprehensive Plan, and advised areas for potential change and continuity. In January, the Plan Commission and Town Board held a joint meeting at which they reviewed a previous draft of the updated Plan and advised minor changes incorporated into this new draft. We are now ready to share the draft Plan update for public hearing, scheduled for 6:30 p.m. on March 11<sup>th</sup> at the Dekorra Town Hall.

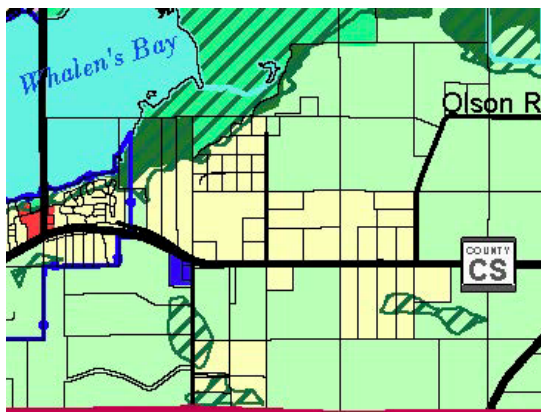
This updated Plan generally represents a continuation of Dekorra's current Comprehensive Plan, particularly as it has been amended through 2023. Data updates in the draft suggest changes occurring to the Town—such as a growing percentage of year-round housing—that in turn suggest minor policy tweaks but not major changes in direction. The updated Plan is 8 pages shorter than the current Plan, based on efforts to economize on language.

By chapter, the following are highlights and significant proposed changes in the draft Plan update:

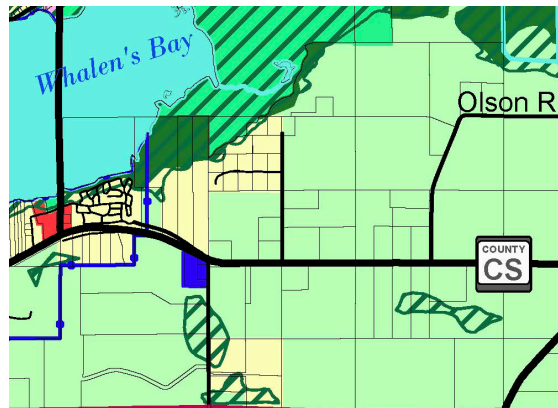
- **Chapter One—Introduction:** No proposed changes of note from the current Plan.
- **Chapter Two—Issues and Opportunities:** Incorporates 2020 Census and other updated data describing current conditions and trends affecting Dekorra. The Town has had modest population growth over the past 10-15 years, due less to new housing development and more to the growing percentage of year-round Town residents. A similar rate of population growth going forward is anticipated, even as household sizes continue to decrease. No changes of note are proposed for the Town's future vision statement and goals, which appear on page 11 of the draft Plan.

- **Chapter Three—Agricultural, Natural & Cultural Resources:** Aside from data updates, no changes of note are proposed. This chapter continues to include an extensive history of the Town—possibly the only place that this is being maintained.
- **Chapter Four—Land Use:** Includes data and projection updates, including an expectation that upwards of 777 acres (or about 3% of the Town’s area) may be required for new development from now until the year 2045. The Plan notes that there is sufficient capacity within the planned “Single Family Residential” and “Agriculture and Woodland Preservation” areas to accommodate this development, particularly given the “1 housing unit per 35 acre” density standard in the latter area. There are few future development policy change particularly since the “Agriculture and Woodland Preservation” future development policies were adjusted and simplified in 2023 and this area is mapped over the majority of the Town. Other minor changes affect areas where the Town has adjusted its related ordinances over the past 10 years, such as for tourist rooming houses. The most significant proposed change is to Map 6—Planned Land Use. Based on concerns over too much potential housing density near Highway CS east of Whalen’s Grade, the changes to Map 6 would redesignate around 175 acres from planned “Single Family Residential” to “Agriculture and Woodland Preservation” future use, which still allows housing but with lower densities/fewer lots. I have asked the Town Clerk to notify the affected owners, so that they might learn more and voice their opinions on this proposed change.

**Current Version of Planned Land Use Map**



**Proposed Version of Planned Land Use Map**



Yellow = planned “Single Family Residential”; Light Green = planned “Agriculture and Woodland Preservation”

- **Chapter Five—Transportation:** Includes updates data, maps, and State transportation plans as they affect Dekorra—particularly for the Interstate but also related to Highway 51 and bike planning. Some minor policy adjustments are advised.

- **Chapter Six—Utilities and Community Facilities:** Includes data updates where appropriate (e.g., new Town Hall described), plus an updated description of current and potential energy generation and storage projects. Proposed policies touch on potential collaboration with Poynette for continued sewer service in the Interchange/Utility District area.
- **Chapter Seven—Parks and Recreation Facilities:** This chapter is also intended to serve as the Town’s “comprehensive outdoor recreation plan,” which must be updated every five years to make the Town eligible for state and federal park, trail, and open space grants. Existing conditions and proposed improvements were adjusted based on guidance from the Town Parks Commission Chair.
- **Chapter Eight—Housing:** Also includes data updates. From January 1, 2012 to January 1, 2024, the Town added an average of 9-10 new homes per year. No policy changes are proposed.
- **Chapter Nine—Economic Development:** Proposed changes significantly simplify what was a fairly complex “economic development strategy” in the 2014 version of the Plan, which included reference to a Town site selector web page that was running back then but has not been maintained for some time. This is, in part, because in the meantime regional and state economic development entities have filled the gap; these entities and their activities are described in the updated chapter.
- **Chapter Ten—Intergovernmental Cooperation:** Provides an update of more recent County and Village of Poynette plans, and how they interact with Dekorra’s Plan. Refines a proposal to work Poynette on an intergovernmental boundary, land use, transportation, and utility service agreement.
- **Chapter Eleven—Implementation:** Updates timetable for major Plan implementation actions (last page), based on ideas expressed in other chapters.

The process from here on in is to receive any public comments at or before the joint public hearing. Following that hearing, the Commission can recommend Town Board adoption of the Plan by resolution, and the Board can adopt it by ordinance.