

**TOWN OF LODI
PUBLIC HEARING
TUESDAY, OCTOBER 25, 2016**

A. Certified Survey Map to create an 11.03-acre parcel and an 11.09-acre parcel from current 22.41-acre Parcel 11022-517.01 located on CTH J in Section 22, owned by Donald Anderson & Beth Kalscheur-Anderson: Grothman – they own a 22-acre parcel, the lower end of the property is a wetland/lowland area; proposing 2 residential lots. We conducted straw tests of the property, and soil testing for on-site mound septic systems. We will be keeping and protecting the current drainage. Access will via 1 shared access/driveway along the shared property line off of CTH J, with a protective vision triangle.

Public input: none

B. Certified Survey Map, Rezone & Variance creating 3 lots (2.0 acres each) on a portion of 28.54-acre Parcel 11022-418.01 located on CTH V in Section 16, owned by Tony Zeman: Tony Zeman – creating 3 residential lots of 2 acres each from the 130 acres I have.

Public input: none

C. Rezone and Waiver of Access of 1.25 acres of 78.2-acre Parcel 11022-657 from A-1 Agriculture to RR-1 Rural Residence for a new home, 33.75 acres will be restricted by an A-4 Agriculture Overlay District. The remaining 43.2 acres is associated with the preexisting residence which is not part of this rezone petition. Access to the new lot will be via easement for a shared driveway, located @ W11210 STH 60 in Section 33, owned by Kathleen C. Oyen: Oyen – the parcel to be rezoned has been increased to 1.5 acres (to meet with town ordinance minimum lot size). Grothman – we extended the first proposed 1.25 acre lot up into the current garden area to make it 1.5 acres:

Public input: none

Public hearing adjourned at 5:51 p.m.

April D. Goeske
Clerk-Treasurer

**TOWN OF LODI
TOWN BOARD MEETING MINUTES
OCTOBER 25, 2016**

1. Call to order & roll call: Meeting called to order at 6:00 p.m. by Chairman Marx. Board members present: Tom Marx, James Brooks, James Bechen, Robert Benson, Jon Plumer. Also present: Jim Grothman (Grothman & Associates Surveyors), Kathleen Oyen, Roberta Arnold, Jay Gawlinski, David & Audrey Attoe, Dawn Joachim, Amy Onofrey, Kris Poelma, Mike & Mary Linak, Paul Ginter, Kathy Carnes.
2. Pledge of Allegiance: lead by Chairman Marx.
3. Citizen Input: none

4. Certified Survey Map to create an 11.03-acre parcel and an 11.09-acre parcel from current 22.41-acre Parcel 11022-517.01 located on CTH J in Section 22, owned by Donald Anderson & Beth Kalscheur-Anderson: Marx – Columbia County Highway Supervisor Bill Statz has visited the site and approved where the access will be. Bechen – I’m glad to see they did include a vision triangle on the CSM. Grothman – the covenants will state that the vision triangle must be maintained. The Plan Commission made a recommendation to approve the CSM at their meeting earlier this month.

Bechen/Benson motion to approve Certified Survey Map as submitted; Marx – yes, Brooks – yes, Bechen – yes, Benson – yes, Plumer – yes; MC 5-0.

5. Certified Survey Map, Rezone & Variance creating 3 lots (2.0 acres each) on a portion of 28.54-acre Parcel 11022-418.01 located on CTH V in Section 16, owned by Tony Zeman: Marx – the Plan Commission made a conditional recommendation at their October ___ meeting. There was a lot of discussion at the Plan Commission meetings as to how this fit with our Comprehensive Plan. The Town Attorney agreed this would work with our plan, and he suggested that we not only approve the A-1 w/ A-4 Ag Overlay but also include a deed restriction so that the A-1/A-4 land cannot be further developed for residential. Benson – it surprises me that the county is telling applicants to come before the town regarding the rezone without doing the CSM and variance at the same time, to get the town’s recommendation of the rezone first.

Benson/Plumer motion to approve the rezone of 6 acres for 3 lots of 2 acres each from Ag to RR-1 with the remaining acreage rezoned from Ag to Ag-1 w/A-4 Overlay with the conditions they submit a CSM for the Plan Commission and Town Board action within 60 days; a driveway agreement, a driveway access permit from Columbia County Highway, and legal description for the A-4 Overlay portion; Roll call vote: Marx – yes, Brooks – yes, Bechen – yes, Benson - yes, Plumer – yes; MC 5-0.

6. Rezone and Waiver of Access of 1.25 acres of 78.2-acre Parcel 11022-657 from A-1 Agriculture to RR-1 Rural Residence for a new home, 33.75 acres will be restricted by an A-4 Agriculture Overlay District. The remaining 43.2 acres is associated with the preexisting residence which is not part of this rezone petition. Access to the new lot will be via easement for a shared driveway, located @ W11210 STH 60 in Section 33, owned by Kathleen C. Oyen: Marx – the Plan Commission made a conditional recommendation at their meeting earlier this month. The original plan was for a 1.25 acre parcel be rezoned to RR-1, they have since the PC meeting submitted a revised CSM changing that to a 1.5 acre parcel to be rezoned RR-1 in order to meet town minimum lot size ordinance. Bechen – I don’t see that a CSM is being required to be done on the land in area being rezoned A-1 w/A-4 Overlay. Grothman – because the remaining land is not < 35 acres then a CSM is not required for that land, but if the town requires it then I don’t feel Oyen would have a problem with that. Oyen – no I wouldn’t have a problem with that. Brooks – if the school referendums pass on November 8th this area is going to boom with residential development. Grothman – this is a little further from that area, more likely the Zeman’s property on STH 60. Benson – but if it’s deed restricted then that would prevent that from being developed for residential.

Bechen/Benson motion to approve rezone contingent upon submittal of a CSM within CSM within 60 days, a variance to the 66’ access requirement, legal description of lands to be rezoned, and joint driveway agreement, all for town review and approval; Roll call vote: Marx – yes, Brooks – yes, Bechen – yes, Benson – yes, Plumer – yes; MC 5-0.

7. 2016-2017 snowplowing of town roads: Per Atty. Bechler this does not have to be put out for bids, this is not “public construction” you are maintaining public roads. Benson – I think this is the best way to determine a fair, competitive comparison of private snowplowing costs vs. Columbia County Highway. Bechen – I think

this is fantastic, I thank Chairman Marx for reaching out to Brian Schmidt. I ask that Goeske give me copies of the last 2 years of Col Co Hwy snowplowing cost invoices so I can do some calculations with them. Benson – with this 40% Schmidt/60% County approval we’ll finally be able to compare fairly, and we should sign a contract with Schmidt ASAP. Bechen – give me time to go through the past 2 years of bills first before we sign a contract. Benson – but doing it that way doesn’t give us a comparison of what equipment Schmidt would use vs what the County uses. Plumer – we’d be comparing last year’s numbers with this year’s numbers, and what time frame did Brian give us. Marx – he didn’t give us a time frame, but we should know for sure by the time we have the Special Town Meeting (before November 11th). Marx – there is a whole new crew at the County Highway. I’ve also discussed with Chris Hardy (Columbia County Highway Commissioner) and reminded him that all town roads have to be plowed by 6:00 a.m. Benson – I’m all in favor of moving ahead with this. Brooks – I’d really like to move forward with approve this 40%/60% split.

Benson/Plumer motion to approve the 40%/60% split, amending to add Lang Road to Schmidt’s list (as follows); MC 5-0.

Bechen – I’d still like some time to run the numbers for my own peace of mind.

Dawn Joachim – I live on Lang Road and the county does a horrible job snowplowing the road, to the point that the school bus often would not come down it and my husband would have to take the kids to school, and also would end up plowing the parts of the road that the county didn’t do.

Dave Attoe – I’m all for saving money, but does Schmidt have wings on his plows. Benson – yes he does. In the past I’ve talked to the Chairman of the Town of West Point, and they are more than happy with Schmidt plowing all their town roads and they’re saving money.

8. Clarification of \$30,000 transfer from Undesignated Fund to Town Hall Fund approved as part of Resolution 2016-06 on 05/31/16 (Bechen): Bechen – I think there’s confusion about the motion made to transfer \$30,000 from the Undesignated Fund to the Town Hall Fund for a sign, flag lighting, landscaping, and possibly some playground equipment. There was discussion of any of that \$30,000 left over would go to the Park budget for park improvements throughout the town. I don’t think the \$30,000 was all for the Town Hall and the Town Hall land.

Bechen/Plumer finish the Town Hall sign, the flag light, the landscaping and any remaining from that \$30,000 go towards improvements of all parks, which could include playground equipment at the town hall; MC 5-0.

Marx – Goeske brought up the idea of playground equipment at the Town Hall because people ask about renting the town hall, but with no playground equipment there’s nothing for children to do. I think the motion meant to say that the Park Commission decide what gets put at the Town Hall.

9. Arbor Valley Drive easement (Bechen): Bechen – we received a letter form the property owner at the southeast side of the easement, which borders 2 sides of his property. I looked at this with Chairman Marx today I’m not sure what this owners problem is that complained. The water comes off the hill, hits the south part of the drainage easement, and it’s starting to erode the ground, partially on the town’s easement, partially on this owner’s property. The erosion is occurring where the drainage easements meet in the woods, below the 2 houses to the south. Marx – the problem is that there is pure sand that is running into the catch basin and thus preventing the water from running into the retention ponds. Bechen – Waugh could come down with the bobcat and take care of the problem, and then have some 3” or 6” rock put in. Marx – we’ll need to get a \$ amount.

Benson/Brooks motion to approve in an amount not to exceed \$4,000; MC 5-0.

10. 2016-2017 Election Inspector Joan Marshall: *Bechen/Benson motion to approve Joan Marshall; MC 5-0.*

11. Chairman Reports: Dave & Audrey Attoe (who are present) contacted me regarding a neighbor who is doing work that may affect runoff onto Attoe's property. I've talked to Town Engineer Katie MacDonald, who currently backed up several weeks with work.

Plan Commission – we will be making adjustments to how issues that go before the Plan Commission (and Town Board) are handled prior to going before the commission and board so that any possible issues are handled prior to the meeting which likely will result in an increase of fees for CSM's, variances, rezones, etc...

Pleasant Valley – Ness Escrow: Atty. Bechler is working with a title company to set up that escrow account, but in the meantime they have written a check for the required amount to the Town of Lodi, which has been deposited into a town account, and will be forwarded to the title company when the escrow account is set up.

There's been several calls regarding the chip seal done in the town from residents who are not happy. I did have the county come back in and sweep it. By next Spring it will all be packed down and will look great. But chip seal lasts longer than crack fill, so it's often the best option. Bechen – in the future when we chip seal roads I think we could send residents on those roads a letter letting them know what we're doing, why we're doing it, that might help eliminate some of the calls.

I met with the City with Mayor Ness and the new Administrator regarding the police contract, and with looking into sharing an officer between the City, the Town, and the Lodi School District. One advantage would be we'd have one particular officer assigned to us, and we could follow between the school and students who live in the Town.

12. Clerk-Treasurer Reports:

(a) Town Board meeting minutes: *Benson/Plumer motion to approve; MC 5-0.*

(b) Revenues vs. Expenditures as of: Bechen - the park budget should be \$50,958, this report shows \$43,015.00. Goeske – I want you to note (on page 9) that currently there is \$105,413.77 “net income” left in the budget, and we have 2+ months left in the budget year. Benson – need to make sure we increased that budget for 2017.

(c) Payment of Bills: Mortgage ACH + Checks: Bechen/Brooks motion to approve mortgage payment #26 + checks #21281 through 21312 totaling \$57,746.34; MC 5-0.

(d) Building Permits: see Attachment A at end of minutes

(e) Animal Control Officer Log: nothing to report

(f) Communications: 10/03/16 letter received from Beverly Baerwolf regarding 1996 town storm water easement on her property;

13. Commissions/Committees/Districts/Departments:

(a) Plan Commission (Marx/Bechen): Above agenda items + Sokol rezone were on October agenda.

(b) Park Commission (Bechen): No meeting held this month due to lack of quorum. Dyan Kopitzke resigned.

(c) Any other commission/committee/district/department reports: Transfer Site (Benson) – compost pile is almost gone, electrical work should be done next week. Lodi Area EMS – July, August & September meeting minutes and directors report received. Harmony Grove – Okee Joint Commission – 08/18/16 minutes received; Harmony Grove Sanitary District – 09/06/16 minutes received

14. Upcoming meeting date(s): 2017 Budget Public Hearing > 2017 Levy Special Town Meeting > 2017 Budget Special Town Board Meeting

15. Future agenda item(s): none

16. Adjourn: *Bechen/Benson motion to adjourn @ 7:45 p.m.; MC*

April D. Goeske

Clerk-Treasurer

ATTACHMENT A

Issue Date	# 16-	Owner or Contractor	Site Address	Est. Cost	Project Description	GEC Fee	TOL Share	Total Fee Paid
01/04/16	01	ERNEST TUCK	W10867 W. Harmony Dr.	900	shed	24.00	6.00	30.00
01/11/16	02	TOM HANLEY	N2752 Summerville Park Rd.	150	electrical & alteration	55.00	11.00	66.00
01/11/16	03	PAMELA STIEREN	N2632 CTH V	9,500	plumbing upgrades	88.00	17.60	105.60
01/14/16	04	FRANK QUINN	W10948 Lake Point Dr.	1,600	electrical upgrade	99.00	19.80	118.80
01/20/16	05	DAVE MITCHELL	Demyck Rd.	1,000	access/driveway	160.00	40.00	200.00
01/29/16	06	ALAN LONG	W11114 Pollock Rd.	20,000	shed	275.00	55.00	330.00
02/01/16	07	DAVE MITCHELL	W11522 Demyck Rd.	160,000	NEW HOME	773.67	147.63	921.30
02/01/16	08	JOHN WOPAT	N1597 Kohn Rd.	1,000	new elec service	99.00	19.00	118.00
02/04/16	09	ERWIN LUCKMANN	W10929 Arbor Valley Rd.	5,000	remodel	35.00	8.75	43.75
02/12/16	10	ANDREW KOPMEYER	W11102 Pollock Rd.	20,000	basement remodel	299.00	74.75	373.75
02/12/16	11	CASEY CHANTHAPHONE	W11597 Demyck	5,000	enclosing carport	220.00	55.00	275.00
02/19/16	12	CHUCK VERRI	N2190 Okee Bay Ct.	45,000	kitchen/bath remodel	110.00	22.00	132.00
03/01/16	13	US CELLULAR	N2791 Smith Rd.	0	temp access/drive	130.00	20.00	150.00
03/08/16	14	TOM WALZER	N2112 Back Forty Rd.	96,000	remodel	110.00	22.00	132.00
03/16/16	15	PAT GATLING	W11626 CTH V	0	demo garage	22.50	2.50	25.00
03/24/16	16	JON PLUMER	W11404 High Point Rd.	14,000	enclose deck	165.00	33.00	198.00
03/31/16	17	ANDREW PRELL	W10943 Bay View Dr.	0	remodel	0.00	0.00	0.00
03/31/16	18	MICHAEL KARLS	W11480 Reynolds Rd.	3,100	raze shed/new elec	121.50	22.30	143.80
04/08/16	19	EUGENE/NANCY VATCH	W11097 Rodney Dr.	27,000	breezeway	315.89	66.91	382.80
04/08/16	20	DAVID HENSIK	N1706 Ryan Rd.	15,000	pool cabana	275.00	55.00	330.00
04/12/16	21	NORRIS HEADLEY	W11044 Timber Ridge Trail	2,000	access/driveway	160.00	40.00	200.00

04/22/16	22	NORRIS HEADLEY	W11044 Timber Ridge Trail	411,589	NEW HOME	1,182.15	229.43	1,411.58
04/21/16	23	TIM ESCHER	W11460 CTH V	18,000	barn foundation/roof repairs	32.00	8.00	40.00
04/18/16	24	BRANDON BUSSE	N2097 Back Forty Rd.	19,000	garage	88.00	17.60	105.60
04/25/16	25	REID WILSON	W10575 Airport Rd.	1,700	rear yard fence	42.50	7.50	50.00
04/25/16	26	ANDREW PRELL	W10943 Bay View Dr.	10,000	1st floor remodel	135.47	28.03	163.50
04/29/16	27	MARK OBOIS / FITZ'S	W11602 CTH V	22,000	electrical/plumbing for patio	220.00	44.00	264.00
05/03/16	28	NATE BAHE	W10945 Arbor Valley	1,899	shed	24.00	6.00	30.00
05/11/16	29	JAMES FURGER	N1204 Lovering Rd.	5,000	driveway	120.00	30.00	150.00
05/16/16	30	CYRIL STATZ	N2433 Rapp Rd.	2,000	electrical upgrade	99.00	19.80	118.80
05/17/16	31	DAVID YOUNG	W11373 High Point Rd.	10,780	remodel laundry room	110.00	22.00	132.00
05/24/16	32	JENNY SEVERSON	N2799 CTH V	12,000	addition	165.00	33.00	198.00
05/25/16	33	JAMES FURGER	N1204 Lovering Rd.	349,000	NEW HOME	1,450.42	348.86	1,799.28
06/03/16	34	JACOB CLARK	W10791 E. Harmony	3,000	deck	88.00	17.60	105.60
06/03/16	35	ROBERT ORAVEC	W11529 CTH V	2,000	electric service upgrade	99.00	19.80	118.80
06/03/16	36	TOM JONES	W11095 Lakeview	0	deck	0.00	0.00	0.00
06/03/16	37	PAT GATLING	W11626 CTH V	23,000	garage	88.00	17.60	105.60
06/06/16	38	KEN KOLSTE	N2805 N. Lake Point	52,000	remodel	110.00	22.00	132.00
06/06/16	39	MIKE KOEPPEN	N2682 Grove Rd.	850	shed	24.00	6.00	30.00
06/09/16	40	TYLER HAARKLAU	W10906 Lakeview Dr.	185,000	NEW HOME	527.74	82.90	610.64
06/15/16	41	LEON ZIEGLER	N1630 Brothertown	21,000	deck	88.00	17.60	105.60
06/22/16	42	BEAU HENSEN	Bay Dr.	5,000	access/driveway	160.00	40.00	200.00
06/22/16	43	JEFF VARNEY	Arbor Valley Dr.	5,000	access/driveway	160.00	40.00	200.00
06/28/16	44	PREMIER BUILDERS	Lakeview Dr.	5,000	access/driveway	160.00	40.00	200.00
07/01/16	45	WEBER TRUST	N2740 Summerville Park Rd.	12,000	foundation repairs	72.00	18.00	90.00
07/01/16	46	MIKE PLUMER	W11557 Island View Ct.	4,500	bedroom addition	211.20	52.80	264.00
07/01/16	47	JOHN SEBERT	W10918 Lakeview Dr.	310,000	NEW HOME	1,340.16	268.06	1,608.22
07/01/16	48	JACK HILL	W10939 Arbor Valley Dr.	480,000	NEW HOME	1,277.74	255.54	1,533.28
07/01/16	49	RANDY SMITH	W11434 Bay Dr.	500,000	NEW HOME	1,763.82	352.76	2,116.58
07/07/16	50	JULIE JAGER	N2849 Summerville Park Rd.	3,820	garage addition	88.00	17.60	105.60
07/07/16	51	TODD WARCZAK	W11058 Lake Point Dr.	6,643	shed	88.00	17.60	105.60
07/07/16	52	AARON HILL	W10931 Arbor Valley Dr.	5,000	access/driveway	160.00	40.00	200.00
07/13/16	53	TIM MALZHAN	W10491 CTH K	3,800	deck/porch reroof	110.00	22.00	132.00
07/13/16	54	AARON HILL	W10931 Arbor Valley Dr.	327,000	NEW HOME	1,300.37	260.07	1,560.44
07/13/16	55	LAKE WI CONSTRUCTION	Rapp Rd.	5,000	access/driveway	160.00	40.00	200.00
07/25/16	56	DAVID LYONS	W10908 Bayview Dr.	11,000	truss & wall repair	72.00	18.00	90.00
07/25/16	57	CRAIG ENDRES	N2811 Demynck Rd.	100,000	addition	253.00	50.60	303.60
07/29/16	58	SAM MOEN	W10964 W. Harmony	10,000	wall repair	72.00	18.00	90.00
08/05/16	59	MICHAEL DVORAK	W11003 Eagle Dr.	60,000	additions	253.00	50.60	303.60
08/08/16	60	PREMIER BUILDERS	Lakeview Dr.	5,000	access/driveway	160.00	40.00	200.00
08/08/16	61	JOE GREER	N2791 CTH V	2,000	rear yard fence	42.50	7.50	50.00
08/08/16	62	PAT McMAHON	W11322 Red Cedar Dr.	4,500	raze	55.00	11.00	66.00
08/08/16	63	PAT McMAHON	W11322 Red Cedar Dr.	1,000	temporary power	99.00	19.80	118.80
08/11/16	64	STEVEN DICK	N2106 Back Forty Rd.	15,000	detached garage	88.00	17.60	105.60
08/17/16	65	SAM MOEN	W10964 W. Harmony	1,500	plumbing	88.00	17.60	105.60
08/17/16	66	BARRETT BLANKENBERG	W10225 Wells Rd.	2,000	plumbing	88.00	17.60	105.60
08/18/16	67	FRED CROMER	W11337 CTH V		additions	88.00	17.60	105.60
08/25/16	68	PAT McMAHON	W11322 Red Cedar Dr.	150,000	NEW HOME	960.00	339.62	1,299.62
08/25/16	69	JIM CHIZEK	W10298 Wells Rd.	6,350	bath remodel	88.00	17.60	105.60
08/26/16	70	PREMIER BUILDERS	W10916 Lakeview	272,000	NEW HOME	1,262.08	252.41	1,514.49
09/09/16	71	JOE WAJNERT	Lakeview Dr.	5,000	access/driveway	160.00	40.00	200.00
09/09/16	72	ROBERT WENGER	N2561 Michael Dr.	1,000	electric service	99.00	19.80	118.80

09/21/16	73	JUSTIN SCHILLING	W11355 Red Cedar	3,000	driveway repairs	120.00	30.00	150.00
09/30/16	74	NEIL PATTERSON	W10820 E. Harmony	2,000	backyard fence	42.50	7.50	50.00
10/04/16	75	NATHAN DORSHORST	N2877 Smith Rd.	250,000	farm veterinary clinic	688.00	173.00	861.00
10/07/16	76	AGNES GANSER	W10195 Wells Rd.	0	raze building	55.00	11.00	66.00
10/18/16	77	GARY EPPING	Rapp Rd.	3,500	access/driveway	160.00	40.00	200.00
10/18/16	78	NATHAN DORSHORST	N2877 Smith Rd.	5,000	driveway	120.00	30.00	150.00
10/19/16	79	PATRICK/MELODY KARLS	N2658 Oakwood Dr.	10,500	detached garage	88.00	17.60	105.60
			YEAR-TO-DATE:	4,169,181.00		20,483.21	4,444.82	24,928.03
				Estimated Imp. Cost		GEC Fee	TOL Share	Total Fee Paid

NEW HOME SUMMARY:

Issue Date	# 16-	Owner or Contractor	Site Address	Est. Cost	Project Description	GEC Fee	TOL Share	Total Fee Paid	
02/01/16	07	DAVE MITCHELL	W11522 Demynck Rd.	160,000	NEW HOME	773.67	147.63	921.30	1
04/22/16	22	NORRIS HEADLEY	W11044 Timber Ridge Trail	411,589	NEW HOME	1,182.15	229.43	1,411.58	2
05/25/16	33	JAMES FURGER	N1204 Lovering Rd.	349,000	NEW HOME	1,450.42	348.86	1,799.28	3
06/09/16	40	TYLER HAARKLAU	W10906 Lakeview Dr.	185,000	NEW HOME	527.74	82.90	610.64	4
07/01/16	47	JOHN SEBERT	W10918 Lakeview Dr.	310,000	NEW HOME	1,340.16	268.06	1,608.22	5
07/01/16	48	JACK HILL	W10939 Arbor Valley Dr.	480,000	NEW HOME	1,277.74	255.54	1,533.28	6
07/01/16	49	RANDY SMITH	W11434 Bay Dr.	500,000	NEW HOME	1,763.82	352.76	2,116.58	7
07/13/16	54	AARON HILL	W10931 Arbor Valley Dr.	327,000	NEW HOME	1,300.37	260.07	1,560.44	8
08/25/16	68	PAT McMAHON	W11322 Red Cedar Dr.	150,000	NEW HOME	960.00	339.62	1,299.62	9
08/26/16	70	PREMIER BUILDERS	W10916 Lakeview	272,000	NEW HOME	1,262.08	252.41	1,514.49	10
				2,984,589		11,838.15	2,537.28	14,375.43	