

**TOWN OF LODI
TOWN BOARD MEETING MNUTES
APRIL 30, 2019**

1. Call to order, roll call & Pledge of Allegiance: Meeting called to order at 6:05 p.m. Board members present: James Brooks, Aaron Arnold, Jon Plumer; Absent (excused): Brian Henry. Also present: Roberta Arnold, Sarah Raemisch, Bob Collins, Richard Braun, Chad Wolter, Terri Michels, Kerri Severson, Neil Heskin, Tom Dunn, Mark Mathwig, Joan Zavoral, Carol Lynn Davison, Rom Hamilton, John Pickle, Joe Bremer, Peter Lindblad (Lodi Enterprise), Clerk-Treasurer April Goeske, Deputy Clerk-Treasurer Jay Gawlikoski.

2. Citizen Input: Joan Zavoral – the board has a chance this evening to put a female on the Town Board. We have one woman applicant tonight that is interested, who also lives in Harmony Grove. We need a female on the board, and representation from Harmony Grove.

John Pickle, Jr. – there's a vacancy on the Harmony Grove Sanitary District Commission, and we need the board to appoint someone who is available all year round and with experience.

Sarah Raemisch – I was previously on the board, and now that my career is stable and my children are grown I'd like to serve again.

Roberta Arnold – it's important to remember that it's not easy to be on the Town Board in Lodi, and one of the applicants tonight did run on the last ballot and did receive many votes. In my 20 years of attending Town Board meetings Rich Braun has most often been present.

Chad Wolter – I've lived in Harmony Grove for 10 years. I recently won election on the HGSD Board. Since high school I've always worked in one form of government or another, both on the operational and taxpayer side, which gives me a unique perspective.

Mark Mathwig – I'd like to withdraw my application

Rich Braun – I recently ran for Town Board Supervisor 2, and am still interested in serving on the Town Board. I've lived in Okee for 20 years, owned a parcel for 40 years. Member of the Lake Wisconsin Homeowners Association.

3. Appointment to fill Town Supervisor 3 vacancy: *Brooks/Arnold motion to appoint Chad Wolter; MC 3-0.* Plumer – I was impressed with how many expressed interest in this position (5) and that says a lot about the people of the Town of Lodi, and I encourage you to run for office in the future. Chad Wolters sworn in by Clerk Goeske and seated with the Town Board.

4. Ordinance 2019-03 "Ordinance Recommending Adoption of Future Land Use Map Update to the Town of Lodi Comprehensive Plan 2030 in the Town of Lodi, Columbia County, Wisconsin": (See **Attachment A** at end of minutes)

Plumer/Wolters motion to approve Ordinance 2019-03; MC 4-0.

5. Appointments:

(A) Plan Commission:

- (i) Town Board member (formerly Tom Marx):** *Plumer/Brooks motion to appoint Brian Henry; MC 4-0.*
- (ii) Town Board member (formerly James Bechen):** *Brooks/Plumer motion to appoint Chad Wolters; MC 4-0.*
- (iii) Citizen member (currently Jack Pfister):** *Brooks/Plumer motion to reappoint Jack Pfister; MC 4-0.*

(B) Fire Commission:

- (i) Town Board member (currently James Brooks):** *Wolters/Arnold motion to reappoint James Brooks; MC 4-0.*

6. Public Works equipment:

- (A) Lawn Mower:** When Tom Marx left office he stated he believed James Bechen was handling the purchase of this. I then found out that Bechen had indeed gone ahead and ordered a 48” cut mower (without Town Board approval), which is too small to do the size or areas we have to mow. So we’re trying to fix that issue. We’ve received several quotes for commercial-sized mowers. Last fall we budgeted \$25,000 for law enforcement in 2019, which \$23,740 will not be used this year as we cancelled the contract for that service at the end of 2018. We’ve received quotes for a 52” and a 61” Skag mower with bagger through Mid-State Equipment, which will give us full credit for the mower that Bechen ordered. Wolters – I have a 48” Skag mower, and that is way too small for the town’s needs. Another issue is that the trailer that was ordered is also too small to haul a larger mower.

Wolters/Plumer motion to upgrade to the 61” mower; MC 4-0.

Rich Braun – I was at the meeting where Tom Marx told James Bechen to go ahead and order the mower earlier this year, and the reason that you don’t have someone to mow the parks is that you didn’t contract again with Scott Ness, who was never notified. Brooks – that would have been done by the former Town Board Chairman and/or Park Commission Chairman, and the ball may have been dropped.

Aaron Arnold – you have a perfect good Bobcat and blower at the Transfer Site that could plow the Transfer Site. I helped do the private contractor plowing the town contracted out this past winter.

- (B) Trailer:** Again, the first trailer that was ordered by Bechen was too small, so then he ordered a larger one, again without talking to anyone in advance. But that 2nd trailer is too small for anything larger than a 48” mower. So we need a trailer that not only can haul the 61” mower, but also the Bobcat and other maintenance equipment the town currently or will own in the future. I39 Trailers said they’d take the trailer as trade-in, but only gives us \$700 trade-in value – the Town could sell the trailer for more than that.

Neil Heskin – as a member of the Park Commission I don't remember being told that we were ever going to purchase a lawn mower, trailer, etc.

Aaron Arnold – I think we need to get more prices on trailers. We can't throw a number out there without doing more research. Can we come up with a total amount for mower, trailer and truck.

Wolters – I agree, it's hard to put a price limit without having more information.

Wolters/Arnold motion to table until next meeting; MC 4-0.

- (C) **Rental of 6(A) and/or 6 (B):** no action needed, buying mower, borrowing trailer from Aaron Arnold until we purchase a trailer.

7. Operator license - Kayla Evans (Lucky's): *Plumer/Arnold motion to approve; MC 4-0.*

Plumer – FYI there's a proposal at the State to eliminate Board approval of these, the Clerk can just issue after doing the required background checks and fees paid.

8. Chairman Reports (Brooks):

- (A) **Updates on Michael Park: sinkhole, tree, permits, digging, solutions...:** (See [Attachment B](#) at end of minutes).

There is a sinkhole forming at the edge of Michael Park. We filled it with large stone, but it continues to grow. There was a tree that was leaning because of that, and we had Lodi Tree Service cut down the tree. This is an emergency public safety situation. Brian Henry has contacted our Town Engineer with Ayres, who has examined it, and we're in the process of getting the required permits to do the work required. I took the water test strips we purchased and tested the water in the channel and the water coming from the sinkhole tested the same, so it doesn't look to be anything coming from the HGSD water system. Wolters – those test strips are not accurate, you need the correct test strips. I did contact the HGSD and they did not want to send out their employees to look into this. So we're going to go ahead with our work, and if we find that it IS related to their system we will bill them for our costs.

Another issue is a dilapidated pier that was built at the back of the park in a section that the town believed it owned, but we have recently discovered it is not owned by the town. Goeske – the town had the park surveyed last year when the sinkhole first appeared, in order to make sure it was on town-owned property, which it was. But that survey also showed that the piece that runs on the north corner of the channel (with old pier, retaining wall) IS NOT owned by the town, nor is it owned by the adjacent property owner (. Ownership goes back to the original submitters of the "Fifth Addition to Harmony Grove" Plat (Clarence & Marion Wildenberg).

- (B) **Red Cedar Boat Launch - Cottonwood trees w/dead branches:** the county was to take care of (last Fall) the multitude of dead branches in these huge trees. The county just recently did go out there to trim it, and did clean up some, but their equipment cannot reach the higher branches. Lodi Tree Service will be doing that.

- (C) **Tree on town-owned land that fell on private fence @ W11323 Red Cedar Dr.:** Aaron Arnold reported last year that a tree on town-owned land had fallen and damaged his fence. Nothing was

done. We recently got JDog to go cut up the tree and haul it away, and Qual Line Fence went out to do an estimate for repairing the fence.

(D) Town truck: We've gotten several quotes for trucks with government discounts. I feel rushed and uncomfortable with going ahead with a truck at this time. Aaron Arnold – did you contact Bushnell Ford in Lodi? Brooks – no. Arnold – I think they have work trucks on their lot right now. Jay Gawlikoski also contacted Ness Auto Sales. Brooks - I've contacted Lodi Shell also.

(E) Snowblower purchased for Bobcat that's never been used: This was purchased 3-4 years ago (I voted against it) and it's never been used to-date. We could sell it if we purchase a truck with a snowplow.

Plumer/Arnold motion to sell the snowblower; MC 4-0.

(F) Town of Lodi 40% share of the money EMS received for sale of ambulance: We have been informed that the EMS Commission at their recent meeting voted to give the money back to the municipalities when they sell their 3rd ambulance, the 40/40/20 split.

(G) Citizen Concerns:

- (i) Melissa Manthe @ N2787 Cross St. re: ditch:** (See **Attachment C** at end of minutes)

I visited this site recently. Last year the Town Board made a motion to have Columbia County Highway remove the large 6" rocks that County Highway Dept. filled the ditch with and reseed it with grass. The county came back and stated they don't think the town should remove the rocks, so the chairman decided to not have it removed. Since then nothing has been done. Wolters – if you remove all that riprap you're going to have washout again; the rock is there for a reason. I understand her concerns, but that rock is stopping the washout from running into neighboring yards. Pickle – I was chairman when that rock was put in, and it solved the terrible washout problems in that area. Brooks – Manthe is asking for us to do continuous care and maintenance of the rock.

Wolters/Arnold motion that the stone remain and we annually maintain it; MC 4-0.

- (ii) Joe Bremer @ W10913 Lakeview Dr. re overgrowth on town-owned Parcel 11022-1102:** (See **Attachment D** at end of minutes).

Joe Bremer – we live on Lake View, and behind my property is a 1.295-acre parcel owned by the park for green space or park, which will never be used for a park. That property is so overgrown that it blocks our view of the lake. Brooks – I did go to Bremer's house today and looked at the lack-of-view off his deck due to the terrible condition of the town's land. This town-owned parcel is surrounded by 14 homes. The land is a side of a hill, basically worthless land. We need to look into options the town has, such as giving the land back to adjacent parcel owner(s) for the cost of legal and filing fees.

Chad Wolter – what are you (Bremer) looking for the town to do? Bremer – I just want the town to clean it up. Neil Heskin – the Park Commission did look at that land last year,

and we have no interest in ever making a park out of that property. Plumer – we all need to go take a look at it.

- (iii) **Carol Davison @ W11120 Clar-Mar Drive re: drainage issues:** Carol Davison – I am one of 3 homes on Clar-Mar Drive. There is a large culvert at the beginning of the road that directs water down to a receiving culvert at the bottom of the road (into the lake). There is so much sediment, etc... in both culverts that the water cannot get through and I can no longer clean it out like I have in the past. There's something wrong with all the water that comes down from Trevor Ridge into Clar-Mar such that the water is too much for the culverts to control. The culverts need to be cleaned so the water can flow where it's supposed to. Right now it flows down my driveway and into my yard. Brooks – I visited this area and watched several videos she had showing how the water is running down onto her property. Davison wants to redo their driveway, but not until we've had someone look further into the issue. Goeske – in the past Columbia County Highway used to go clean out all our town-owned culverts each spring without being asked first. Brooks – we've asked the county several times over the past years to clean out our culverts, with nothing happening. But now that the County has done a survey of our culverts and we now have a list of all culverts, a map of all, and condition report. In the mean time we will have our Town Engineer contact Carol Davison.
- (H) **Update on house @ N2696 Summerville Park Road owned by Onsgard Trust (Cheryl Kline, Trustee):** Brooks – this is another situation this town board is trying to get done what wasn't done previously followed through with. The house is a safety hazard and ready to fall down. Pictures taken recently when compared to pictures taken last Fall show the continuing deterioration of the house. At the Annual Town Meeting earlier this month complaints were brought up that nothing is being done. I have contacted the owner of the property, our Town Attorney and our Building Inspector and the process of possibly ordering the building razed. The owner has met with CCP&Z regarding getting the required variances and permits needed to raze the home and build a new one. But the process to order the home razed is still ongoing.

We had a complaint that garbage was being dumped by contractors working on the CTH V project in the parking lot of the Okee Conservancy Park. I contacted Chris Hardy, Commissioner of the Columbia County Highway Dept. and had it cleaned up immediately. He states that the contractors were told to put the trash on the property at the corner of Old Sauk Road and CTH V that the county owns. Neil Heskin – that's exactly what they did, took the trash from the Conservancy Park and piled it up on the county-owned parcel.

The City of Lodi has confirmed it will still help put up 2 more speed board signs in the Town, once they get done working on flooding issues in the City.

9. Clerk-Treasurer Reports:

- (A) **Town Board Minutes of March 26, 2019:** *Plumer/Arnold motion to defer action until next Town Board meeting; MC 5-0.*
- (B) **Revenues vs. Expenditures Report thru 04/26/19:** reviewed
- (C) **Payment of Bills thru 04/26/19:** *Plumer/Brooks motion to approve the following; MC 4-0:*

Town of Lodi Disbursement Summary for Town Board Action

Mar 23 - Apr 26, 2019				
Count	Type	Begin #	End #	Amount
3	Electronic Payments	EP0022	EP0024	\$3,301.73
5	Debit Card Transactions	DC0066	DC0070	\$224.65
12	Direct Deposit Paychecks	DD1071	DD1082	\$7,305.78
55	Checks - Settlers Bank	23589	23643	\$117,927.49

75

Disbursements Totaling: \$128,759.65

(D) Building Permits thru 04/26/19:

#	OWNER(S) AND/OR CONTRACTOR	SITE ADDRESS	CONST. COST	PROJECT DESCRIPTION
01	DONALD DENURE	W10958 W. Harmony	2,000	shed
02	STEVEN BEUTLER	W10546 CTH V	4,000	electric service
03	CRAIG & ANDREA GIESE	W10351 Dalton	12,600	shed
04	CHAD & DONNA MILNE	W11428 Bay	500,000	SFR
05	ROBERT & GINA BUETTNER	Parcel 418.03 (CTH V)	0	driveway
06	JAMES & SHARI RIPHON	N2705 Smith	35,824	garage/electrical
07	RICHARD & MARIE BACH	N2674 Summerville Park	10,000	remodel
08	STEVEN BOLLWEG	W11547 Island View	57,000	finish basement
09	SCULLION BUILDERS	Pleasant Valley		driveway
10	SHAUN AGAN	W11474 Bay	55,000	finish bonus room
11	JARED & AMY TATRO	N1562 Pleasant Valley	425,000	SFR
12	WILLIAM & SUSAN PFEIL	N2561 CTH V	48,500	garage/electrical
13	JOHN & DEBORAH STEPHANI	N2150 Okee Bay	30,005	replace deck
14	THOMAS & KATHRYN MARX	W10975 Lakeview	4,000	replace deck
15	JOEY & RENEE TOMPKINS	W. Harmony	3,000	access/driveway
16	MATT & KRIS MC MORRIS	W10675 Airport	30,000	bathroom remodels
17	BENJAMIN & KIMBERLY MEYER	N1774 STH 113	20,000	shop
18	WANDA HINRICHS	W11645 Demyonck	70,000	replace boathouse
19	DANIEL & MICHELE DOLSON	W10996 CTH J	150,000	interior remodel
20	TOM MOELLER	N2685 Tonja	4,000	privacy fence
21	JON VICK & HEATHER ASBJORNSON	W11025 Eagle	12,000	deck
22	RONALD ATKINSON	N2588 Summerville Park	40,000	shed
23	STEVE NEANDER	W11060 Bayview		addition/remodel

1,512,929

SFR=single family residence

(E) Communications: none

10. Commissions/Committees/Districts/Departments:

- (A) **Plan Commission:** did not meet in April, next meeting May 14th
- (B) **Park Commission:** met April 8. Ordered new playground equipment for 5 different parks.
- (C) **Transfer Site:** 2 more part-time employees hired
- (D) **Other commission/committee/district/department reports:** Lodi Area Fire Commission (Brooks) - discussed if equipment funds should be returned to municipalities, voted no at this time.

11. Upcoming meeting date(s): TBD - Special Town Board Meeting - Feasibility Study

12. Future agenda item(s): Road Tour with the county; South County Line Rd.

13. Adjourn:

April D. Goeske
Clerk-Treasurer

Attachment A	Ordinance 2019-03	on	Page 8 of 11
Attachment B	Michael Park	on	Page 9 of 11
Attachment C	N2787 Cross St.	on	Page 10 of 11
Attachment D	Parcel 11022-1102	on	Page 11 of 11

Attachment A*

**map too large to include in these minutes, available upon request*

ORDINANCE NO. 2019-03

AN ORDINANCE TO ADOPT AMENDMENTS TO THE FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN OF THE TOWN OF LODI, COLUMBIA COUNTY, WISCONSIN

The Town Board of the Town of Lodi, Columbia County, Wisconsin do hereby ordain as follows:

WHEREAS, Wis. Stats. §§66.1001(1)(a) and 66.1001(2) set out the requirements for long-range comprehensive plans for towns, villages and cities in Wisconsin; and

WHEREAS, Wis. Stats. §§62.23(2) and (3), as made applicable to the Town pursuant to Wis. Stats. §§61.35 and 60.22(3), authorizes the Lodi Plan Commission to prepare and recommend comprehensive plan amendments to the Town of Lodi Comprehensive Plan 2030 to the Lodi Town Board; and

WHEREAS, on March 12, 2019, the Town of Lodi Plan Commission has adopted Plan Commission Resolution No. 2019-02 recommending approval of amendments to the future Land Use Plan Map of said Comprehensive Plan; and

WHEREAS, the Lodi Town Board has held a public hearing preceded by Class 1 Notice under Wis. Stats. Chap. 985 on April 30, 2019 in compliance with the requirements of Wis. Stats. §66.1001(4)(d), and considered all public comments submitted; and

WHEREAS, Resolution 2017-02 “Resolution Recommending Adoption of Amendments to Town of Lodi Comprehensive Plan 2030 in the Town of Lodi, Columbia County, Wisconsin, attached hereto as Exhibit “A”, is the Comprehensive Plan Amendment recommended by the Lodi Plan Commission; and

WHEREAS, the proposed amendment is in the public interest in the Town of Lodi;

NOW, THEREFORE, BT IT ORDAINED, that the future Land Use Map amendments to the Town of Lodi Comprehensive Plan 2030 amendments attached hereto as Exhibit “A” is hereby formally adopted pursuant to Wis. Stats. §66.1001(4)(c).

This Ordinance shall take effect by passage of a majority vote of the members of the Town Board and publication as required by law.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Town Board of the Town of Lodi held on the 30th day of April, 2019.

Attachment B

Columbia County

Owner (s):
Manthe, Scott L
Manthe, Melissa R

Location:
SE-NE, Sect. 4, T10N, R8E

Mailing Address:
Scott L Manthe
Manthe, Melissa R
N2787 Cross St
Lodi, WI 53555

School District:
3150 - Lodi School District

Request Mailing Address Change

Tax Parcel ID Number: Tax District: Status:
1097 11022-Town of Lodi Active

Alternate Tax Parcel Number: Acres:
0.2750

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
LOT 20-BLK 20-12TH ADD HARMONY GROVE

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
N2787 Cross St



BEING MICHAEL PARK, SEVENTH ADDITION TO HARMONY GROVE LOCATED
IN THE NE1/4 OF THE SE1/4, SECTION 4, T. 10 N., R. 8 E.,
TOWN OF LODI, COLUMBIA COUNTY, WISCONSIN.

SCALE: 1" = 50'



A horizontal scale bar with a black and white hatched pattern. It is marked with numbers 0, 25, 50, and 100, representing feet. The total length of the bar is 100 feet.

FOURTH ADDITION TO HARMONY GROVE

DRIVE

BLOCK 11

UNPLATTED LANDS PER
THE SEVENTH
ADDITION TO HARMONY-
GROVE. OWNERSHIP
UNDETERMINED

EAST LINE OF LOT 15 PER FIFTH
ADDITION TO HARMONY GROVE

NOTE: RETAINING WALL, DECK, STAIRS,
AND LAGOON ALL APPROXIMATED
FROM COLUMBIA COUNTY GIS.

LAGOON

PARK BOUNDARY
PER SEVENTH
ADDITION TO
HARMONY GROVE

"MICHAEL PARK"

(AS DEDICATED ON THE SEVENTH
ADDITION TO HARMONY GROVE)
(VOL. 4, PG. 45 DOC. NO. 300206)

PARCEL 11022-920

CONTAINING

81,457 SQ.FT.±
1.87 ACRES±
PER COUNTY
TAX LISTING

<u>SEVENTH</u>	<u>ADDITION TO</u>
----------------	--------------------

HARMONY GROVE

HARMONY

DRIVE

SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

☐ 1" IRON ROD FND.
☐ 2" IRON PIPE FND.
☐ PREVIOUS SURVEY
 OR RECORD INFO.

TOWN OF LODI
COLUMBIA COUNTY, WISCONSIN

NO.	DATE	REV
THIS INSTRUMENT DRAFTED BY EF/TK		

BY	CHKD
SHEET 1 OF 1	



LAND SURVEYORS
825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

Attachment D

Real Estate Tax Parcel

Page 1 of 1

Columbia County

Owner (s):

Town of Lodi

Location:

SE-NE,Sect. 4, T10N, R8E

Mailing Address:

Town Of Lodi

W10919 County Road V

Lodi, WI 53555

School District:

3150 - Lodi School District

Request Mailing Address Change

Tax Parcel ID Number:Tax District:

1102

11022-Town of Lodi

Status:

Active

Alternate Tax Parcel Number:Acres:

1.2950

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

LOT 25-BLK 20-12TH ADD HARMONY GROVE. (PARK)

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

