

TOWN OF LODI
PLAN COMMISSION MEETING MINUTES
JANUARY 12, 2021

1. Call to order & roll call: Meeting called to order by Chairman Krause @ 6:00 PM via Zoom. Commission members present: Kris Krause, Robert Robbins, Jack Pfister, Brian Henry, Jane Zavoral. Members absent: Marc Hamilton, James Layne. Also present: Jeff & Cindy Zuelke, Matt Retzak (Zuelke's builder), Ben Peotter (Town of Lodi Engineer).

2. Variance: to sideyard setbacks; required to rebuild the home destroyed by fire on 07/15/20; Parcel 11022-306; owned by Jeff & Cindy Zuelke, W11361 CTH V: Krause – last month we went through and had a lengthy discussion with the Zuelke's that there were variances needed to the front yard setback and rear yard setback and recommended approval. We asked Zuelke if they'd had any further input from CCP&Z, they hadn't. But as we were getting ready for this meeting we received notification from CCP&Z that the Zuelke's now also needed sideyard setback variance as the home would be 6.7' from one side (10' is the minimum sideyard setback). In the letter from CCP&Z there was also mention of possible variance needed for a shoreland setback, though the Zuelke's are not building any closer to the ordinary high water mark than the home originally was. But I think we should address that at this meeting also. Jeff – the site plan has not changed from the original proposal at all. Brian – we didn't see any issues with what the Zuelke's were proposing since the original proposal, so we don't see any issues now.

Pfister/Robbins motion to recommend approval 3 variances requested; MC 5-0.

NOTE: This is to be on the Special Town Board meeting agenda, TBD yet.

3. Certified Survey Map: relating to Parcels 11022-1373.03 & 11022-1374.02 located at W11404 CTH V; owned by Thomas & Kathleen Pederson: Krause – late this afternoon Surveyor Jim Grothman informed us that the Pederson's had a death in the family, so they asked that this be tabled until they get back to us.

Robbins/Henry motion to table until future meeting date; MC 5-0.

Krause – one issue with this property that has been discussed is that there is a garage on the adjacent Pederson-owned property that has living quarters in it, that they say was approved by CCP&Z. That doesn't seem to have come before the Town of Lodi and get any input from the Town. Peotter – the garage was done in 2005. Goeske to check into whether any Plan Commission or Town Board meeting minutes have anything about this in them, and whether any building permit was obtained; and County action on it.

4. Minutes of 11/17/20 & 12/08/20 meetings: 11/17/20 minutes - were already approved by the Plan Commission on 12/08/20. 12/08/20 – Krause – I made a change to “requesting a variance (HE WILL SEND). Pfister – on page 2 your initial comment “the county has previously allowed (insert variance)...”. Robbins – on page 2 my comment I meant to say “is a cinder block wall closest to the road to remain in place?”. Robbins – on page 1 the 8th bullet (the o's).

Pfister/Zavoral motion to approve as amended; MC 5-0.

5. Adjourn: *Robbins/Henry motion to adjourn at 6:30 PM; MC 5-0.*

April D. Goeske
Clerk-Treasurer