

**TOWN OF LODI**  
**PLAN COMMISSION MEETING MINUTES**  
**MARCH 9, 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 and Marc Hamilton. Members absent: James Layne. Also present: John and Deb Manchester, Ben Peotter (Town of Lodi Engineer).

2. **Variances\*:** Parcel 11022-159 @ N2848 Summerville Park Road owned by John & Deborah Manchester:

**\*16-110-030 (2) Minimum Required Setback for Front and Street Side Yards:** The required road setback is 30 feet from the Right-of-Way or 63 feet from the centerline of Summerville Park Road, whichever is greater. The property owner is proposing to construct a new residence that would be 32 feet from the right of way, but only 43 feet from the centerline of Summerville Park Road. This requires a variance of 20 feet to be granted for the setback to the centerline of Summerville Park Road.

**\*16-525-020 (A) Shoreland Setbacks:** A setback of 75 feet is required for all structures from the ordinary high-water mark (OHWM) of navigable waters. The property owner is proposing a retaining wall on the east side of the new residence that would be 50 feet from the OHWM of Lake Wisconsin. This requires a variance of 25 feet to be granted to the OHWM setback.

Manchester has been working with the County on redevelopment of the property, with the intention of demolishing the existing structure and replacing it with a new home. The existing foundation for the home is crumbling. The new structure will be closer to Summerville Park Road, but further setback from the road than the former garage was. Manchester worked with the County to get approval of the boathouse in exchange for removing the garage.

A rock retaining wall is being proposed on the east side of the building that will be 50 feet from the Ordinary High Water Mark (OHWM). The County has determined that through setback averaging that the setback to the OHWM is 55 feet 7 ½ inches. This retaining wall is also being constructed in the drainage easement to the east of the proposed house. This could present maintenance issues of the storm sewer. Marc Hamilton recommended that Manchester inspect the sewer to understand if there are any issues with it and whether it would be good to deal with those issues during construction rather than have a problem years' down the road.

According to Manchester, he has been working with the County for some time to develop a plan that the County could approve. The County has agreed to the submitted site plan and has said that he needs to get variance recommendations from the Town before proceeding further with the County.

Henry – like the submitted plan. It appears that the proposed plan addresses drainage well. Robbins – a neighbor noted that there are some problems with silt entering the road and the catch basin. Was discussed that this siltation has happened in part due to the ATV route that individuals were using across the road. Barricades have been placed to stop ATV traffic. Peotter indicated that there may be some silt entering into the storm sewer, which would not be desirable, and that the retaining wall could be a problem should the storm sewer need maintenance.

Pfister – I have concerns about whether Manchester has demonstrated a legal hardship. After lengthy discussion, there was some agreement that the property presented unique property limitations. Pfister – I recommend that Manchester present the Town Board with some justification to a hardship or unique property limitations when they evaluate or act on any motions acted upon this evening.

Manchester – provided input to the Plan Commission that both of the adjoining neighbors to this property support the variances and the proposed structure(s).

*Motion Robbins – grant a variance of 17 feet (allow a 47 setback from centerline of Summerville Park Road). Second by Pfister. Motion carried 6-0.*

*Motion Robbins – grant variance to 75 foot setback from OHWM to be 50 feet, with the stipulation that Manchester provide the Town Board with additional verification that there is a hardship or unique property limitations supporting this motion. Second by Pfister. Motion carried 6-0.*

**3. Minutes of 1/12/21 meeting:** *Motion Robbins – table meeting minutes until next meeting. Second Pfister. Motion carried 6-0.*

**4. Adjourn:** *Robbins/Henry motion to adjourn at 7:30 PM; MC 5-0.*

Kris Krause  
Plan Commission Chair