

**TOWN OF LODI
PLAN COMMISSION MEETING MINUTES
APRIL 10, 2018**

1. Call to order & roll call: Meeting called to order at 6:00 p.m. by Chairman Krause. Commission members present: Kris Krause, Robert Robbins, Jack Pfister, Tom Marx, James Bechen. Members absent: Terry Martindale, James Matras. Also present: Atty. Lawrence Bechler, Patrick Lochner, Beverly Lochner, Tony Gallagher, Roberta Arnold.

2. Certified Survey Map & Rezones re: 83.26-acre Parcel 11022-637.01 – Rezone 30.67-acres from A-1 Agricultural to A-1 Agricultural w/48.26-acres in A-4 Overlay and Rezone the remaining 4.33-acres from A-1 Agricultural to RR-1 Rural Residential. Located in Section 29, Town 10N, Range 8# @ W11641 Reynolds Road, owned by Patrick & Beverly Lochner:

Patrick Lochner - our son Corey wants to build a home and start a family. He helps part-time on our farm, as does his wife. Building their home on this property would bring them closer to the farm.

Certified Survey Map: Krause – it’s a policy thing for us to discuss tonight as to whether to ask for a covenant relating to any possible future land divisions of the land included in this rezone/CSM to be recorded with the rezone/CSM stating they would have to be approved by the Town. Bechler – I’m a fan of having the covenant with each RR-1 and A-1 w/A-4 Ag Overlay approved. Krause – as stated in Atty. Bechler’s 4/6/18 letter, we would typically expect that the CSM would dedicate the portion of land within the public right-of-way. We have not done that in the past, but it may be something we should start requiring. Bechler – by requiring the dedication of right-of-way it assures that it is owned by the Town, so I would strongly recommend it. All that needs to be added to the CSM presented are the words “dedicated to the public” on the portion shown. Krause – where exactly the right-of-way is has come up as an issue recently, so I agree that it should be shown as dedicated on the CSM. Atty. Bechler – with the wording added to the CSM it becomes dedicated just by recording the CSM with it included. I am not a fan of “plat notes” but a vision clearance triangle on the CSM is important, and we should require it due to public safety. Krause – how we’ve dealt with this in the past is we haven’t asked the applicant to go through the access/driveway application procedure prior to appearing before the Plan Commission and Town Board. Krause (to Atty. Bechler) – how do we notify developers that we’d like to see these things on CSM’s. Bechler – a simple sentence on the CSM that states that what is required in Town Ordinance 5.11 regarding vision site.

Certified Survey Map: *Pfister/Robbins motion to approve Certified Survey Map with the 3 conditions outlined in the Schrum 4/9/18 staff report added to it; MC 5-0.*

Rezone: *Bechen/Marx motion to approve rezone as outlined in the 02/16/18 Columbia County Planning & Zoning Dept. Summary Report: Lochner Rezone as follows “4.33-acre lot rezoned to RR-1 Rural Residence, 30.7-acres south of that will be restricted from further residential development with the application of the addition A-4 Agricultural Overlay zoning on top of the A-1 it is currently zoned. The 30.7 acres for this restriction is located in the 78.96-acre remnant lot with the pre-existing residence and accessory structures. That 78.98-acres will remain zoned A-1 Agriculture; MC 5-0.*

Next step: Town Board meeting on Tuesday, April 24, 2018.

3. Preliminary Discussion re: 1.04-acre Parcel 11022-267.B proposal to divide one parcel into 2, one with current home on it and the other with the current cottage on it. Located in Section 8, Town 10N, Range

8E @ W11517 & W11527 County Road V. Formerly owned by Virgil & Wanda Wetzel, now owned by Tony Gallagher, 628 Madison Ave., Lodi, WI 53555: Tony – we purchased this property not sure at the time what we were going to do with the cabin. After talking with CCP&Z regarding the 2 homes on 1 lot, we were told that to occupy the cabin we'd have to split the parcel so the home is on one parcel and the cabin is on it's own parcel. The cabin is a well-built building, so after talking with our children we decided we wanted to make the cabin livable again. Bechler – there's a Shared Driveway Agreement already in place, this cabin parcel would have to be added to that. Tony – the "garage" that is shown sitting on a lot line is really a very old horse barn used for storage, not for the usual garage use. Bechler – I don't see that the cottage has sewer service. Tony – it is connected to Okee Sanitary District. And we just put in a new well that is connected to both the house and the cottage (and has a shared well agreement). Also, the shed shown next to the house that sits on the new lot line will be removed. Bechen – I see the deck is only 50' from the lake? Atty. Bechler – I'm guessing that this cabin was built before the setback laws were adopted, so the cabin as it is now is grandfathered in. Krause – if, in the future, if someone wanted to build a larger home on the property instead of the cabin you might want to look at what the buildable area is for any expansion. Tony – about the only thing that could possibly be added is a garage for the cabin. What is my next step? Krause – complete and submit w/fee a CSM application, look at a possible easement for the "garage", provide proof of joint well agreement, add this cottage parcel to the current Joint Driveway Agreement. No variance needed for the "garage" that's on the lot line. Tony – so what we're asking for is not so out of the ordinary, this is not something that could be not approved? Marx – the Plan Commission could approve or disapprove this, and the Town Board could do the opposite, not saying that's likely to happen. Arnold – this might be an issue at the County if this cottage were used by 2 different people (because the upstairs and downstairs each have a kitchen and bathroom) would that then be multi-family use? Tony – there is an interior stairway between the upstairs and downstairs, it's basically a single-family home. Bechen – possibly in the covenant it would state that the cottage is a single-family home and cannot be rented as a 2-unit.

Next step: May 8, 2018 Plan Commission meeting if information submitted by April 24, 2018 deadline.

- 4. Ordinance 2018-02 "An Ordinance to Update and Modernize the Lodi Erosion Control Ordinance":** *Marx/Bechen motion to table this agenda item and also #5 until a future meeting; MC 5-0.*
- 5. Ordinance 2018-03 "An Ordinance to Update and Modernize the Lodi Storm Water Management Ordinance":** *See motion in #4 above*
- 6. Minutes of March 13, 2018:** *Marx/Robbins motion to approve with Krause edits; MC 5-0.*
- 7. Next meeting date:** Tuesday, May 8, 2018 @ 6:00 p.m.
- 8. Adjourn:** *Robbins/Pfister motion to adjourn at 7:25 p.m.; MC 5-0*

April D. Goeske
Clerk-Treasurer