

**TOWN OF LODI
TOWN BOARD MEETING MINUTES
AUGUST 28, 2018**

1. **Call to order & roll call:** Meeting called to order by Chairman Marx at 6:00 PM. Board members present: Tom Marx, James Brooks, James Bechen, Brian Henry, Jon Plumer. Audience: James Riphon, Roberta Arnold, Jim Tooley, Jim Seaton, Chris Mertes (Lodi Enterprise), Deputy C/T Jay Gawlikoski
2. **Pledge of Allegiance:** lead by Chairman Marx
3. **Citizen Input:** Jim Seaton - (1) re abandoning of Mack Road, has anything further been done about that? Marx – the attorney has to do the paperwork and give us the process that needs to be followed. Seaton – Mack Road is basically only used as a private driveway. This morning there was a group from Dane that was putting in a drain adjacent to Mack Road that would go into the stream nearby. Wouldn't that require WI DNR approval? Marx – that is my understanding. We can have Jay or April contact the WI DNR. (2) there are a number of landlocked properties in the town; is there a process for those property owners if they want a driveway to their landlocked properties? Marx – you'd think there'd have to be some sort of easement granted for a driveway. Arnold – the ones that I know of have conditions on the use of those parcels taking into consideration that they are landlocked. (3) Red Cedar now has ground-up asphalt rather than gravel for the new shouldering. Marx – the county asked me if they could try that there, should save the town money. (4) there's supposed building activity on Parcel 232 at the top of Paradise Island. Marx – all we've heard is rumors. We did have guard rail posts at the end of Summerville Park Road to stop whomever has been accessing that property from there from doing so.
4. **Riphon Certified Survey Map & Rezone: Certified Survey Map to reconfigure Parcels 11022-25.B and 11022-25.C (currently both 2.0 acres each) so that sheds on Parcel 25.C do not encroach on Parcel 25.B. Rezoning Parcel 25.B from R-1 to RR-1 and 25.C from A-2 to RR-1. Owned by James E. & Shari L. Riphon, N2605 Smith Rd.:**

Note 1: Following 2 motions were made and approved by Plan Commission on 09/14/18 per minutes prepared by Plan Commission Chairman Kris Krause: (1) *Motion Bechen: approve CSM for both 25.B and 25.C so that the lot line moves to eliminate encroachment of sheds on lot line. Second Marx.* (2) *Motion Bob Robbins: approve rezone of Lot 25.B from R-1 to RR-1 and Lot 25.C from A-2 to RR-1, conditional on the applicant preparing a separate rezoning application and fee and submitting to the Town. Second Jack Pfister.* Further discussion: Lots 25.A and 25.E are both zoned A-1. Both motions unanimously approved.

Note 2 - Email received 09:24 today from Plan Commission Chairman Kris Krause: "*Renee (CCP&Z) just called me back. After reviewing and discussing further internally, only Lot 25.C zoning should be rezoned to RR-1. The rationale is that the lot is currently A-2, which has a minimum lot width of 200 feet, and by rezoning to RR-1, the lot becomes more conforming since the RR-1 minimum lot width is 150 feet. For lot 25.B, the zoning should remain R-1, as the lot width currently conforms to the zoning code. The small piece of land (0.03 acre) from Lot 25.B that will become part of Lot 25.C, will be rezoned from R-1 to RR-1.*"

"So, the Plan Commission recommended approval of the CSM to adjust the lot line between the two lots to eliminate the encroachment of the sheds on the lot line. I think that the PC was fully supportive of the zoning change, but we struggled with what the correct zoning would be, as the County had not yet been consulted on this matter. The Plan Commission voted on changing the zoning of lot 25.C to RR-1, including the 0.03-acre piece from lot 25.B, so the Town Board can and should review this for approval this evening. No action should be taken regarding Lot 25.B, other than the 0.03 piece of land going to Lot 25.C."

Bechen – the reason for the PC motion above to rezone both to RR-1 was because our town attorney stated that both lots would conform with county zoning ordinances. But the fact is that rezoning 25.B to RR-1 would make it non-conforming, because it doesn't have the 150' road frontage required by RR-1, it does have the required 100' road required by R-1. There was discussion of making both parcels RR-2. Remember that the motion made by the PC is only a recommendation to the TB, the TB can take different action. Riphon – my feeling right now is to leave them zoned as they are. The reason I was thinking of rezoning to RR-2 is because I have hunting dogs and if I want to keep pigeons for training then I can't have them on property zoned R-1.

Bechen motion to approve the CSM as prepared; seconded by Plumer; MC 5-0.

Bechen motion to rezone Parcel 25.B from R-1 to RR-1 and 25.C from A-2 to RR-1; seconded by Marx; MC 4 (Marx, Brooks, Bechen, Henry) - 1 (Plumer).

5. 2019 Budgets:

(a) Lodi Area Fire Department proposed budget: Brooks – I just asked for this and the EMS budgets needed to be put on tonight's agenda so that the public can get information and we can have discussion. Marx – LAFD is asking for a .91% increase. Brooks – the money they received from sale of the air packs was put back in the vehicle replacement fund.

(b) Lodi Area Emergency Medical Services proposed budget: see 5.a. above. Marx – I think the Director of EMS received a considerable salary increase in 2.1% in 2017 and 1.9% in 2018, higher than the cost of living.

Arnold – I believe that both of the Fire Chief and EMS Director have stated they haven't received a wage increase in since the time that Mark Wickham was Fire Chief?

Jim Tooley – one of the things you have to take into consideration is the quality of the work being done by the director, and Russ Schafer is excellent and I support efforts to do our best to keep him.

Jon Plumer – at the EMS Commission meeting recently they decided to ask at the next joint meeting if they can use funds from the rent of their old building to purchase another cot for an ambulance.

(c) Town of Dane proposed contract for services by Lodi Area Emergency Medical Services: Brooks – we need to be careful what we do with this to protect the residents that currently are in the LAEMS service area. Arnold – the problem is that many of the residents from the proposed Dane area to be served are on Medicare, which doesn't pay much if any for ambulance service. Tooley – whether something in the EMS building needs repair or replacement has no affect on whether we're contracting for service with Dane rather than having them included in our inter-municipal agreement. Bechen – why can't we bill the Town of Dane the full cost of calls and let them deal with the part that doesn't get paid. Gawlikoski – because Medicare requires that the ambulance provider bill Medicare. Brooks – so how do we get our attorney to look at the proposed contract. Bechen – take it to him directly and him give his input. Marx – and if needed we could have a Special Town Board meeting prior to the September 24th Joint meeting.

6. Town-owned 0.70-acre Parcel 11022-434.A (Outlot 1 - Foster's Back Forty) located on the corner of Red Cedar Drive/Back Forty Road: Bechen – Plumer brought this up to me as a possible park. I walked the property and it is too steep. Plumer – the lower part is not steep. Bechen – for 2 swings you need an area of 38' x

42' flat, for the spinner you need a 16' x 16' flat area. Marx – what kind of park of we talking of, one with equipment or just a park for people to use. Goeske – I checked with the Lodi School District and there are 42 children from that area enrolled in the district, which doesn't include any children < school age, children that are home schooled, or those who go to another school district thru school choice.

7. Parking of campers, trailers, etc. along town roads: Marx - Brooks originally brought this up after people came to board meetings regarding residents who park their campers along the road right-of-way causing traffic hazards. Most people assumed you couldn't do that, but our ordinances don't have anything prohibiting this. Is an ordinance needed? Brooks – there are several campers in my area that are parked along the road right-of-way such that they are actually out on the pavement and blocking traffic.

8. Dredging of 2 Arbor Valley retention ponds (town-owned Parcels 11022-50.E and 11022-50.C) located at intersection of Arbor Valley Road/N. Lake Point Drive: Bechen – the owner of Parcel 50.E called in and said that the drain grate that runs under the road to the retention pond is completely plugged with silt from the pond. Both ponds are filled with silt. Marx – so the question becomes who pays for it. There is no right answer, no matter how it's done there will be people upset. Bechen – I just asked to put this on the agenda so that we're aware of this matter.

9. Total revaluation of real estate in Town: Bechen – I asked this to be put on the agenda after we talked with the assessor during Board of Review on 8/15/18 and he told us that we're almost out of compliance. Marx – you can not be more than 10% off from 100% from estimated fair market value. In 2018 we're at 93.1%. If you're 10% or more off for more than 2 years then the state will come in and do it and bill the municipality. Marx – this needs to be discussed a 2019 budget discussions. Bechen – maybe ask Wayne Koehler from Accurate come to our next meeting. Plumer – how about making them mobile? Brooks – the problem is theft of the units, and the holes the posts go into filling up and becoming unusable.

10. Road speed signs: Brooks – the quote for ordering more units like the one we have now is a total \$3,220 for 1 or \$5,843 for 2.

Bechen motion to approve purchase of 2 (two) 14" Solar Evolis Radar Speed Signs with Programmable Message Display; Internal Solar Power Regulator; Traffic Data Collection + Analysis Software with no subscription fee; Bluetooth & Smartphone App; Mounting Kit (Mounting Bar); 12V 22Ah Battery; 80W solar panel with mounting kit and connection cables totaling \$5,843.00, to be paid from the Streets – Outlay budget line, seconded by Henry; MC 5-0. Brooks to contact ElanCity to check on quote, etc.

11. Town logo: Brooks – I contacted Creative Marketing Services (Talia Shields) who will be working on this.

12. 2018-2019 Operator Licenses - Lauren Mefford (KD's): *Bechen motion to approve, seconded by Plumer; MC 5-0.*

13. Motion to go into Closed Session: Per 19.85(1)(f) "Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations."

Bechen motion to go into closed session per WSS 19.85(1)(f), seconded by Brooks; MC 5-0.

14. **Motion to return to Open Session:** *Brooks motion to return to open session; Plumer seconded; MC 5-0.*

15. **Any action on closed session matters:** none

16. **Chairman Reports:**

Heron Springs has had a resident request permission to install another pier. I told them to talk to the WI DNR. They did talk to the WI DNR, but failed to tell the DNR that this land is common land owned by all the condos in Heron Springs. I left a message with the DNR, no response back.

Jay Gawlikoski has stated he is willing to take over doing the financials for the Lodi Area Fire Dept. and the Lodi Area Emergency Medical Services. I will be meeting with Mayor Ness and Chairman Owens regarding how and when this will be done.

Bechen – the county did come in and put asphalt in the hole in Arbor Valley, but it’s already sunk 6 inches. They need to come back and finish the repair. And the county needs to come back and power wash out the drainage grate near Pickle’s.

17. **Clerk-Treasurer Reports:**

(a) Town Board meeting minutes of May 29, 2018 & July 31, 2018: *Bechen motion to approve May 29, 2018 minutes, seconded by Henry; MC 5-0. Bechen motion to approve July 31, 2018 minutes, seconded by Plumer; MC 4-0-1 (Brooks abstained, not present at that meeting).*

(b) 2018 Revenues vs. Expenditures as of August 24, 2018: Bechen – have we heard back from WRB with a quarterly update? Marx – no. Bechen – lets give them a month, and if we haven’t received a report from them then we can discuss again.

Financial Account Balances: Bechen – I calculated the interest we received on our accounts with WRB vs what we would have received from WRB or DMB, which came to we would have received \$1,057.41 additional interest.

(c) Payment of Bills: *Bechen motion to approve checks #22285 - #22318 totaling \$103,646.66, seconded by Plumer; MC 5-0.*

(d) 2018 Building Permits to-date:

ISSUE DATE	# 18-	OWNER(S) AND/OR CONTRACTOR	SITE ADDRESS	PROJECT COST	PROJECT DESCRIPTION
01/04/18	01	DENNIS & MARY HARRIS	W11533 Island View	25,000	finish basement
01/04/18	02	JACK JOHNSON	N2715 Cross	500	service upgrade
01/15/18	03	GREGORY SCHMITZ	W11550 Demyonck	5,000	shed
01/15/18	04	JOE FOBES/VICKIE NICHOLS	W11514 Demyonck	125,000	SINGLE FAMILY RESIDENCE
01/15/18	05	JOE FOBES/VICKIE NICHOLS	W11514 Demyonck	(62,400)	raze home
01/16/18	06	DENNIS & KAREN NEFF	N2847 Demyonck	30,000	kitchen/bath remodel
01/22/18	07	STEVEN DICK	N2106 Back Forty	15,000	garage electrical
01/24/18	08	KATIE LARRABEE-LANE	N1434 Fair	20,000	raze garage/new garage

01/29/18	09	TYLER HAARKLAU/KIMBERLY LEHR	W10906 Lakeview	1,500	garage electrical
01/30/18	10	GREGORY SCHMITZ	W11550 Lakeview	2,500	basement elec/plumb
02/13/18	11	GERALD & DONNA WRZESZCZ	N2507 Rapp	800	electrical repairs
02/13/18	12	KYLE & AMANDA PASKEY	W9797 CTH K	35,000	garage/electric
02/28/18	13	PAUL & DIANE LARSON	W11064 N. Lake Point	80,000	detached garage
02/28/18	14	DUSTIN ALVERAZ	N2715 Cross	15,000	interior remodel
03/05/18	15	DEREK & DEANN DREGER	W10933 Arbor Valley	1,000	add garage door openings
03/07/18	16	SCOTT BOLICK/BRITTANY LOTHE	W11395 CTH V	25,000	basement remodel
03/13/18	17	THOMAS & RUTH THIELKE	W11545 Island View	9,000	elevator shaft modification
03/13/18	18	BILL GROVES (FRANCIS GROVES TRUST)	W11373 CTH J	1,000	electric service upgrade
03/15/18	19	TOM & LUCY JASINSKI	N2859 N. Lake Point	625,000	SINGLE FAMILY RESIDENCE
03/15/18	20	CHRIS & NICOLE JUNE	W11043 Deer Run	287,000	SINGLE FAMILY RESIDENCE
03/26/18	21	COLUMBIA COUNTY HIGHWAY DEPT.	W11698 CTH V	(8,000)	raze home
03/29/18	22	TOM DUNN & JANE ZAVORAL	N1533 Pleasant Valley	54,415	swimming pool
03/29/18	23	THOMAS & LUCY JASINSKI	N2859 N. Lake Point	(24,100)	raze home
03/20/18	24	ARTHUR & MARY BAUMAN	N2782 N. Lake Point	1,000	electric upgrade
04/05/18	25	STEVEN CRAMER	W10486 STH 60	95,000	ag storage building
04/10/18	26	JAMES SAWYER	W10595 River	2,620	fence
04/16/18	27	TED & JANE POELMA	N2815 Demyonck		bath remodel
04/16/18	28	TONY GALLAGHER	W11527 CTH V		finish basement
04/16/18	29	BEN & JESSICA STREET	W11619 Demyonck	15,000	deck
04/18/18	30	JEFF & ANDREA SIMMONS	W11614 Demyonck	30,000	finish lower level
04/23/18	31	GENE & INGRID FLEMING	W10593 E. Harmony	10,000	garage addition
04/23/18	32	WILLIAM & KATHY SELLNER	W11494 Reynolds	60,000	pool
04/23/18	33	TRAVIS TROY & MEGAN FECHT	N636 STH 113	8,000	kitchen remodel
04/23/18	34	PREMIER BUILDERS	W10995 Lakeview	35,000	remodel
04/27/18	35	DEAN STRANDER	N2535 CTH V	1,000	electric service upgrade
05/01/18	36	WILLIAM & KATHY SELLNER	W11494 Reynolds		deck
05/03/18	37	STEVE SCHILZ/DIONNE BOEDEKER	W11515 Demyonck	288,000	SINGLE FAMILY RESIDENCE
05/07/18	38	KP CATTLE EXCHANGE LLC (PROSA)	W11453 Reynolds	30,000	Ag shed
05/07/18	39	ERIK & DANYEL O'CONNOR	Parcel 290.101 High Point		access/driveway
05/09/18	40	MITCH & ASHLEY TANNER	W10962 Arbor Valley	15,000	detached garage
05/09/18	41	JACK & VICKI HILL	W10939 Arbor Valley	12,000	shed
05/09/18	42	BRAD & NICOLE SKRUM	N1738 STH 113	(154,500)	raze home
05/09/18	43	BRAD & NICOLE SKRUM	N1738 STH 113	290,000	SINGLE FAMILY RESIDENCE
05/10/18	44	MIKE FORSLUND	N2857 N. Lake Point	10,000	remodel
05/10/18	45	JAMES SKAAR	W11452 Bay	3,000	electric service upgrade
05/14/18	46	ROBERT NOLAN / LOIS BEECHAM	W11074 Rodney	100,000	remodel
05/22/18	47	ERIK & DANYEL O'CONNOR	W11387 High Point	800,000	SINGLE FAMILY RESIDENCE
05/29/18	48	DIANN SYPULA	N2682 Smith	2,500	deck
06/07/18	49	BRADY CUMMINGS	N2780 Cross		fence
06/14/18	50	JOHN & PEGGY ANKER	W10984 Eagle	2,000	deck
06/14/18	51	MICHAEL & SARAH FORSLUND	N2857 N. Lake Point	2,500	electric service upgrade
06/14/18	52	RANDY & LINDA PATRICK	W10729 CTH V	2,000	ramp
06/18/18	53	JUSTIN & HEATHER SCHILLING	W11355 Red Cedar	2,000	electric service upgrade
06/18/18	54	DANIEL & KATHLEEN VAUGHT	W11040 Rodney		shed
06/25/18	55	DEAN LIZOTTE	W10982 Bayview	200	electric service upgrade
07/10/18	56	GENE & GRETCHEN EDWARDS	W10909 W. Harmony	4,000	bath remodel
07/11/18	57	RICHARD ZOERNER	N2550 CTH V	0	access/driveway
07/11/18	58	BARBARA DREMEL	W11041 Rodney	0	access/driveway

07/11/18	59	DAMIAN & JOY WEYER	W11026 CTH V	560,000	SINGLE FAMILY RESIDENCE
07/16/18	60	MICHAEL POTTER	W11043 W. Harmony	8,000	bath remodel
07/23/18	61	ROBERT BLOSSER	Smith Rd.		access/driveway
07/23/18	62	JAMES WAGNER	N1755 Ryan	15,000	bath remodel
07/31/18	63	VERNON & JONI GREIBER	W11641 CTH V	400,000	SINGLE FAMILY RESIDENCE
08/14/18	64	BISHOP	W10522 River	10,000	kitchen remodel
08/20/18	65	CRAMER	W10486 STH 60	1,000	Ag electric
08/20/18	66	WAGNER	N1755 Ryan	20,000	remodel
08/23/18	67	MABIN	W10921 Arbor Valley	1,300	shed
			YEAR-TO-DATE:	3,944,835	

(e) **2018 Animal Control Officer Log:** nothing to report

(f) **Communications:** none

18. Commissions/Committees/Districts/Departments:

(a) **Plan Commission (Marx/Bechen)** - 08/14/18 meeting minutes received

(b) **Park Commission (Bechen)** - did not meet in August

(c) **Any other commission/committee/district/department reports:**

(1) 06/28/18 EMS Commission minutes received;

(2) 08/25/18 Harmony Grove Lake Protection & Rehabilitation District minutes received;

(3) 01/10/18, 02/21/18, 03/21/18, 04/11/18, 05/09/18, 06/13/18, 06/20/18 and 07/11/18 Fire Commission minutes received

19. Upcoming meeting date(s):

09/11/18	6:00 PM	Plan Commission	Lodi Town Hall
09/12/18	5:00 PM	Fire Commission	Fire Station
09/19/18	6:00 PM	Park Commission	Lodi Town Hall
09/24/18	6:00 PM	Joint LAFD/LAEMS/TOL/TOWP/COL*	Lodi Town Hall
09/25/18	6:00 PM	Town Board	Lodi Town Hall

*Lodi Area Fire Department, Lodi Area Emergency Medical Service, Town of Lodi Board, Town of West Point Board, City of Lodi Council

20. Future agenda item(s): Wayne Koehler from Accurate come to our next meeting re: revaluation; cleaning contract for Town Hall; enlarging parking lot options; Transfer Site fees, handling of cash at Transfer Site, Transfer Site batteries, town bank

21. Adjourn: *Plumer motion to adjourn at 9:50 p.m.; MC 5-0.*

April D. Goeske
Clerk-Treasurer