

**TOWN OF LODI  
PLAN COMMISSION MEETING MINUTES  
DECEMBER 11, 2018**

**1. Call to order & roll call:** Meeting called to order by Chairman Krause @ 6:00 p.m. Plan Commission members present: Kris Krause, Robert Robbins, Jack Pfister, James Layne, Tom Marx, James Bechen. Also present: Town Attorney Lawrence Bechler, Town Engineer Katie MacDonald. For Fern Glen: Surveyor Jim Grothman, Atty. Rick Schmidt. Audience: Roberta Arnold.

**2. Fern Glen Farms: Preliminary Plat involving Parcels 11022-453; 11022-455; 11022-465 (W11381 CTH J); 11022-465.A (W11373 CTH J); 11022-466; 11022-476 & 11022-480 all located off CTH J. Owned by Francis W. Groves Rev. Trust; c/o Jackie Groves, 1365 E. Corniche Ct., Boise, ID 83706:** Revised preliminary plat submitted 12/7/18 by Jim Grothman. Update review report from Katie MacDonald received today.

Grothman – above the I’ve added/identified that “*Lots 6, 7 and 9 cannot be re-divided, and Lot 5 is allowed one (1) additional division*”. A county highway concern was raised as to whether you can put a septic system that is within the county highway setback. I have talked to Chris Hardy, Columbia County Highway Commissioner and to Columbia County Planning & Zoning and there is no restriction to having the septic system in the county highway setback. In addition, you asked me to put an access restriction to CTH J, which I have done in this revised preliminary plat. Also, as noted on the plat “Outlots 1, 2 and 3 have an existing conservation easement for the benefit of the Ice Age Alliance”, and I believe I have shown all of the Ice Age Trail that is in this plat. I believe there could be encroachment on Lot 1.

Atty. Schmidt – I spoke with my client and they are okay with the restrictions on further division of the Lots noted. That will be included in the Declaration of Covenants and Restrictions. The septic system areas shown are based on best locations per soil testing.

Robbins – why are the shared driveways shown as 50’, rather than 66’? Grothman – 66’ is for driveways that could in the future be town roads. Also, going wider than 50’ would move the building site further north, which isn’t desirable.

MacDonald – Lot 9 (now Outlot 3) there was discussion of removing the building site and septic mound system. Atty. Schmidt – I wasn’t sure what was wanted on that lot. Grothman – that is the flattest of the lots, and if the Ice Age Trail was going to put a maintenance shed up that would be a good lot to do that. Krause – an Outlot is not buildable for residential. I think the building site and mound system should be removed. Grothman – I will do that. MacDonald – there also was talk on changing the zoning on that Lot 9/Outlot 3. Krause – we’ve been working on the plat specifics all this time. Grothman – CCP&Z says we should do what we have to do to make the Town of Lodi happy, and then work on the zoning. Krause – we’re going to have to do a Comprehensive Plan amendment. Between Preliminary Plat and Final Plat we need to have discussions with Columbia County Planning & Zoning regarding the zoning(s). Atty. Schmidt – and the Ice Age Trail needs to have input on that subject also.

MacDonald – there was discussion of adding a building envelope on Lot 2? Grothman – that lot has more flexibility as to building sites than all the others, 2/3rds of the 3 acres are flat enough to be buildable, so it’s hard to set just one specific envelope. If we add wording that states something like it’s okay as long as the building meets setback guidelines. Building envelopes on the lots on the northern side of CTH J are reasonable to have, but on the south side there’s more building site options than just one on each lot.

MacDonald – need to make sure the Shared Driveway Agreements include turnarounds that meet town ordinances. Atty. Bechler – my apologies, you haven't seen that document, but it will have that wording when it is completed and back from Atty. Schmidt. Grothman – I will identify access to Outlot 2. Should it be pedestrian access, vehicular access? MacDonald – they farm it now, so there needs to be at least Ag access. Grothman – I can identify where they're coming in currently for an Ag access. Can we put it in the Covenants that there's an Ag access allowed to Outlot 2? Atty. Bechler – I'm okay with that.

Bechen – regarding 21.5-acre Lot 5, how did we get to an allowed 1 division for that lot, I thought we'd discussed no division. Krause – we discussed it in length and at our last meeting and came up with no more than 1 division. The way that land is if there were to end up being 2 homes on what is Lot 5 they'd both end up being in the currently-shown (approx. 2.2-acre) building envelope for driveway access off of CTH J. Robbins – what is flooding like on that parcels?

Atty. Bechler – we need to remember the Environmental Assessment. Is there any flooding possibility of any of these lots/building envelopes such that any of the homes shouldn't have basements or should be elevated? Grothman – anyone putting in a basement in this area will have to bring in fill to keep from having a wet basement. A contractor should not be trying to put in a foundation in wet ground. I have let the Groves family know of this. Atty. Bechler – but if they sell their property the buyer needs to know. So have it included in the Covenants. "Homes on Lots xyz should .....". Grothman – we can add in that a study of soil characteristics should be done prior to building. Krause – per the report, if they put in a basement it's going to be a wet one unless fill is brought in our it is elevated. Atty. Bechler – therefore a possible reason to say in the Covenants that basements are prohibited. Krause – not prohibited, but a heads up of the issue and that fill or elevation are advised.

Atty. Bechler – are there any bedrock issues. Grothman – Outlot 1 has exposed bedrock, but I did not find any exposed on any of the other lots, and I don't expect there'd be any in the first 6'. Krause – the Environmental Assessment needs to be updated so that it matches the lot configuration in this last revised preliminary plat, so there's no confusion when it comes to Final Plat discussions.

Atty. Bechler – since there are wetlands in many of the lots there should be wording in the Covenants that no filling can be done within 35' of the wetlands. Atty. Schmidt – it's already illegal to do that, but I can include that in the Covenants. Atty. Bechler – include the non-disturbance area to the wetlands in the Covenants.

Bechen – on the Environmental Assessment you're going to keep the assessments the same, just make them match the current lots configuration? Grothman – yes.

Atty. Bechler – I'd ask the Commission approve revision of the Declaration of Easements to the satisfaction of the Town Attorney, unless you want the long details now. Atty. Schmidt – Atty. Bechler and I had a lengthy discussion of several items, and we will continue to work on them before a final revised Declaration of Easements.

Krause – I'm thinking tonight we might be able to make a motion to recommend approval of this preliminary plat contingent upon revision to the Declaration of Easement, Covenants & Restrictions, and Environmental Assessment prior to action by the Town Board.

Atty. Bechler – there is usually a conditional motion to recommend approval with the following conditions: (1) removing building envelope and mound system on Outlot 3.

*Bechen/Marx motion to conditionally recommend approval of Fern Glen Farms Preliminary Plat involving Parcels 11022-453; 11022-455; 11022-465 (W11381 CTH J); 11022-465.A (W11373 CTH J); 11022-466;*

11022-476 & 11022-480 all located off CTH J. Owned by Francis W. Groves Rev. Trust; c/o Jackie Groves, 1365 E. Corniche Ct., Boise, ID 83706 with the following conditions: (1) revisions to the Declaration of Easements to the approval of the Town Attorney, (2) revision of the Covenants & Restrictions to the approval of the Town Attorney; (3) removal of the building envelope and mound system on Outlot 3; (4) revision of the Environmental Assessment to conform to the current lot designations; (5) preparation and of a Comprehensive Plan amendment; (6) rezoning Outlot 3 to an AO-1; (7) show an easement for the Ice Age Trail encroachment in Lot 1; MC 6-0.

Krause – does the Comp Plan amendment have to be completed before the Final Plat can be approved? Atty. Bechler – if it hasn't been approved but if it is in the works we could approve the Final Plat, it's been done in other municipalities.

Krause – what is your (Grothman/Schmidt) thinking of when you'll be back with the Final Plat? Grothman – are you going to want WI DOA approval of the Preliminary Plat before the Final Plat? With holding off with that until the Final Plat I'd think I'll have Preliminary Plat approval from the County in March 2019. So Final Plat maybe in May 2019.

**3. Minutes of November 13, 2018:** *Minutes presented this evening have been edited with comments by Kris Krause. Marx/Pfister motion to approve; MC 5-0-1 (Robbins abstained, not present at 11/13/18 meeting)*

**4. Next meeting date is:** Tuesday, January 8, 2019 @ 6:00 p.m. in Lodi Town Hall. Krause - Ayres can look at what needs to be updated in our Comp Plan for that meeting. If they're ready with anything we will have a meeting that date.

**5. Adjourn:** *Pfister/Robbins motion to adjourn at 7:30 p.m.; MC 6-0.*

*April D. Goeske*  
Clerk-Treasurer