

**TOWN OF LODI  
PLAN COMMISSION MEETING MINUTES  
MARCH 12, 2019**

**1. Call to order & roll call:** Meeting called to order at 5:30 p.m. by Chairman Krause. Plan Commission members present: Kris Krause, Robert Robbins, Tom Marx, James Layne. Absent: Jack Pfister, James Bechen. Also present: Jim Seaton, Allison Seaton.

**2. Bartholomew-Clemens Rezone from C-2 General Commercial with PD-2 Planned Commercial District to R-1 Single Family Residence with PD-1 Planned Residential Overlay of Parcel 11022-300 in Section 8, Town 10N, Range 8E @ W11642 County Road V owned by Joshua Bartholomew & Brandon Clemens:** Krause – this and all the properties around it have been zoned Commercial for many years. The town put a PD-2 Planned Commercial District overlay on top of that zoning for future commercial development in that area. Then the market for properties began to fail, and we began to think about what did we really want to happen in that area of Okee. We determined that there was no way that area could support that many commercial businesses, nor the parking required. Therefore, we determined these properties with current single-family homes on them should be zoned R-1 Single-Family Residence with PD-1 Planned Residential District overlay and the Town in 2017 included those (and others in 05/30/2017 Plan Commission Resolution 2017-01 and Town Board Ordinance 2017-03) that was sent to the county. The problem is that the Town does not control zoning and cannot do the actual rezoning of any property; the individual owners of each property had to petition to do the rezones on their own. The rezone that Bartholomew-Clemens are asking for is consistent with our Comprehensive Plan and with the Okee Neighborhood Plan, in accordance with Ordinance 2017-03.

*Robbins/Layne motion to approve rezone of Parcel 11022-300 from C-2 General Commercial with PD-2 Planned Commercial district to R-1 Single-Family Residence with PD-1 Planned Residential District; MC 4-0.*

Krause – this rezone will be the first item on the next update of the Comprehensive Plan 2030 in approximately 2 years.

**3. Resolution "Plan Commission Resolution Recommending Adoption of Future Land Use Map Update to the Town of Lodi Comprehensive Plan 2030 in the Town of Lodi, Columbia County, Wisconsin": SEE ATTACHMENT A**

Krause - the intent of this Resolution is to add this to recommend adoption of these updates to our Comprehensive Plan 2030, which then goes to the Town Board for their action, and then forwarded to Columbia County to do the same. Every year or two we will do this update process.

*Marx/Robbins motion to approve Plan Commission Resolution 2019-02; MC 4-0.*

<b>2017 Comprehensive Plan Future Land Use Updates</b>			
<b>#</b>	<b>Parcel #</b>	<b>Original Land Use</b>	<b>New Land Use</b>
<b>1</b>	11022-631.06	Agricultural or Open Space	Rural Residential
<b>2</b>	11022-650.03	Agricultural or Open Space	Rural Residential
<b>3</b>	11022-486.05	Agricultural or Open Space	Single Family Residential
<b>4</b>	11022-633.01	Agricultural or Open Space	Rural Residential
<b>5</b>	11022-577.01	Agricultural or Open Space	Rural Residential
<b>6</b>	11022-577.02	Agricultural or Open Space	Rural Residential

7	11022-577.03	Agricultural or Open Space	Rural Residential
8	11022-420.01	Agricultural or Open Space	Commercial
9	11022-407.08	Agricultural or Open Space	Rural Residential
10	11022-489.01	Commercial	Single Family Residential
11	11022-269.01	Commercial	Planned Commercial Overlay District
12	11022-269.1	Commercial	Planned Commercial Overlay District
13	11022-270	Commercial	Planned Commercial Overlay District
14	11022-272	Commercial	Planned Commercial Overlay District
15	11022-274	Planned Unit Development	Planned Residential Overlay District
16	11022-275	Planned Unit Development	Planned Residential Overlay District
17	11022-275.A	Planned Unit Development	Planned Residential Overlay District
18	11022-294	Institutional/Public	Single Family Residential
19	11022-298	Planned Unit Development	Planned Commercial Overlay District
20	11022-300	Planned Unit Development	Planned Residential Overlay District
21	11022-301	Planned Unit Development	Planned Residential Overlay District
22	11022-302	Planned Unit Development	Planned Residential Overlay District
23	11022-303	Planned Unit Development	Planned Residential Overlay District
24	11022-305	Planned Unit Development	Planned Residential Overlay District
25	11022-1532	Institutional/Public	Single Family Residential
26	11022-487.A	Agricultural or Open Space	Single Family Residential
27	11022-487.01	Agricultural or Open Space	Single Family Residential
28	11022-487.02	Agricultural or Open Space	Single Family Residential
29	11022-517.01	Agricultural or Open Space	Single Family Residential
30	11022-706.05	Agricultural or Open Space	Rural Residential

**2019 Comprehensive Plan Future Land Use Updates**

#	Parcel #	Original Land Use	New Land Use
31	11022-5.02	Agricultural or Open Space	Rural Residential
32	11022-25.B	Agricultural or Open Space	Rural Residential
33	11022-27.A	Agricultural or Open Space	Single-Family Residential
34	11022-30.02	Agricultural or Open Space	Rural Residential
35	11022-30.03	Agricultural or Open Space	Rural Residential
36	11022-30.04	Agricultural or Open Space	Rural Residential
37	11022-43.02	Agricultural or Open Space	Rural Residential
38	11022-247 (Lot 1)	Single-Family Residential	Single-Family Residential (Subd.)
39	11022-247 (Lot 2)	Single-Family Residential	Single-Family Residential (Subd.)
40	11022-247 (Lot 3)	Single-Family Residential	Single-Family Residential (Subd.)
41	11022-247 (Lot 4)	Single-Family Residential	Single-Family Residential (Subd.)
42	11022-267.02	Single-Family Residential	Single-Family Residential (Subd.)
43	11022-267.04	Single-Family Residential	Single-Family Residential (Subd.)
44	11022-267.05	Single-Family Residential	Single-Family Residential (Subd.)
45	11022-267.D	Single-Family Residential	Single-Family Residential (Subd.)
46	11022-418.02	Agricultural or Open Space	Rural Residential
47	11022-418.03	Agricultural or Open Space	Rural Residential
48	11022-418.04	Agricultural or Open Space	Rural Residential
49	11022-459	Agricultural or Open Space	Single-Family Residential
50	11022-459.A	Agricultural or Open Space	Single-Family Residential
51	11022-465 (Lot 1)	Agricultural or Open Space	Single-Family Residential
52	11022-465 (Lot 2)	Agricultural or Open Space	Single-Family Residential

53	11022-465 (Lot 3)	Agricultural or Open Space	Single-Family Residential
54	11022-465 (Lot 4)	Agricultural or Open Space	Single-Family Residential
55	11022-465 (Lot 5)	Agricultural or Open Space	Single-Family Residential
56	11022-465 (Lot 6)	Agricultural or Open Space	Single-Family Residential
57	11022-465 (Lot 7)	Agricultural or Open Space	Single-Family Residential
58	11022-465 (Lot 8)	Agricultural or Open Space	Single-Family Residential
59	11022-466.A	Agricultural or Open Space	Single-Family Residential
60	11022-637.02	Agricultural or Open Space	Rural Residential
61	11022-644.3	Agricultural or Open Space	Rural Residential
62	11022-650.06	Rural Residential	Rural Residential/Ag. or Open Space
63	11022-657.01	Agricultural or Open Space	Rural Residential
64	11022-659.01	Agricultural or Open Space	Rural Residential
65	11022-724.01	Agricultural or Open Space	Rural Residential
66	11022-1588.01	Agricultural or Open Space	Single-Family Residential
67	11022-1588.02	Agricultural or Open Space	Single-Family Residential
68	11022-1588.03	Agricultural or Open Space	Single-Family Residential
69	11022-1588.04	Single-Family Res./Ag. or Open Space	Single-Family Residential

4. **Minutes of October 16, 2018 and December 11, 2018 meetings:** *Marx/Robbins motion to approve (redline by kk version) of October 16, 2018 minutes; MC 4-0. Marx/Layne motion to approve (redline by kk version) of December 11, 2018 meeting minutes; MC 4-0.*

5. **Next meeting date is:** tbd. Upcoming items – Fern Glen final Plat, probably in 2 months.

**Public Input:** Jim Seaton – wondering what the owner of the land down the road on the curve towards Okee is going to do with all that land (with subdivision possibilities). Kris – the owner of those properties, Tony Zeman, in 2016 split off and rezoned three (3) 2-acre parcels to R-1 Single Family Residential and then put the remaining acreage in to Ag overlay in perpetuity.

Allison Seaton – regarding the high-capacity well (Zeman is going to put on that property for an irrigation system), has there been any further discussion with the Town being part of that to provide water for fire suppression in the area.

Jim Seaton – if both of the Fuller brothers were to pass could their land be added into the Okee Sanitary District?  
Marx – if I were a developer looking to buy that property, the first thing I would do would be to determine if the sanitary district could be extended there.

6. **Adjourn:** *Robbins/Layne motion to adjourn at 6:20 p.m.; MC 4-0.*

*April D. Goeske*  
Clerk-Treasurer

**ATTACHMENT A**

**RESOLUTION 2019-02**

**PLAN COMMISSION RESOLUTION RECOMMENDING ADOPTION OF FUTURE  
LAND USE MAP UPDATE TO THE TOWN OF LODI COMPREHENSIVE PLAN 2030  
IN THE TOWN OF LODI, COLUMBIA COUNTY, WISCONSIN**

WHEREAS, on September 30, 2009, the Town Board of the Town of Lodi adopted a document entitled "Town of Lodi Comprehensive Plan 2030 as the Town Comprehensive plan under Wis. Stats. §66.1001(4), with said Plan including procedures for regular consideration of amendments thereto; and

WHEREAS, on May 30, 2017, the Town Board of the Town of Lodi adopted amendments to said Town of Lodi Comprehensive plan 2030; and

WHEREAS, Wis. Stats. §66.1001(4) establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the Town of Lodi Plan Commission has the authority to recommend amendments to the Comprehensive Plan to the Town Board, pursuant to Wis. Stats. §66.1001(4)(B); and

WHEREAS, since the adoption of the Comprehensive Plan in 2009, the Town of Lodi has approved a number of rezoning and land divisions, thus necessitating further amendments to said Comprehensive Plan; and

WHEREAS, the Town of Lodi Plan Commission has authorized the preparation of a map, attached hereto as *Exhibit A\** and incorporated herein, making numerous land use changes to the Comprehensive Plan;

NOW, THEREFORE BE IT RESOLVED, that the Town of Lodi Plan Commission hereby recommends that, following a public hearing, the Town Board adopt an ordinance constituting official Town approval of the amendment map attached hereto as *Exhibit A\** to the Town of Lodi Comprehensive plan.

The above and foregoing Resolution was duly adopted at a regular meeting of the Plan Commission of the Town of Lodi on the 12th day of March, 2019.

*\*copy of Exhibit A on file*