

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

1. Call to order & roll call: Meeting called to order at 6:00 PM by Chairman Krause. Commission members present: Kris Krause, Robert Robbins, Jack Pfister, Chad Wolter, Jane Zavoral. Absent: Brian Henry, James Layne. Also present: James Grothman (Grothman & Associates Surveying), Keith Ripp, Evan Schnadt, Roberta Arnold.

2. Spring Ridge-Lodi LLC (Don Anderson) - Preliminary Plat dividing 26.2-acre Parcel 11022-486.05 into 7 lots/parcels: Located in Section 22; off CTH J between and north of W10632 (Frankland) and W10674 (DeLap) CTH J. Time: 6:01 PM

Krause - I left this on tonight's agenda because the next agenda item is involved in this. Currently this application is not complete (refer to Dan Schrum email dated 0823-19). Grothman – we hope to have everything ready to begin the review process after January 1, 2020.

Pfister/Robbins motion to table until future meeting; MC 5-0.

3. Keith & Lori Ripp Joint Revocable Trust (Evan & Rochelle Schnadt) - Certified Survey Map creating a 36-acre Lot/Parcel from the 72.1-acre Parcel 11022-486.02. Located in Section 22 behind the proposed Spring Ridge - Lodi Plat (see above). Time: 6:04 PM

Grothman – Ripp's purchased a 72.1-acre parcel from Manthe with the intention of selling 35-acres to their daughter and son-in-law (Rochelle & Evan Schnadt). There is an existing easement to this property across the Spring Ridge – Lodi, LLC land, but portions of that driveway easement exceed 25%. So the easement has been moved to be along the east side of Lot 1 of the Spring Ridge Preliminary Plat so that the minimum slopes could be met. Ripp's owns enough acreage adjacent to this 36-acre parcel that can be used as the required A-4 Ag Overlay if the Schnadt's rezone their 36-acres for a home. The driveway entrance off of CTH J for the Schnadt lot will begin in the proposed Spring Ridge shared driveway. Krause – I think we're in sort of a "chicken and egg" situation. This is asking us to approve a parcel with a driveway easement on a plat that hasn't been approved yet. Grothman – there's already an easement to the Ripp property, so no matter what happens with Spring Ridge plat there's still a driveway easement to the Ripp property. The easement is 66' at CTH J and narrows to 33' at the Ripp/Schnadt lot line. Krause – we don't know for sure yet whether the shared driveway will remain a shared driveway or become a town Arnold – what happens to access to the remainder of this parcel that Ripp's are keeping? Ripp – we have adjacent property to this parcel that has access to this. Grothman – regardless whether the Spring Ridge plat happens or not, there is and will be a driveway easement off of CTH J to this 36-acre parcels. Krause – when the time comes that Schnadt wants to build a home on the 36-acre lot they will have to rezone it. We usually get an application with both the CSM to split the lot along with rezone(s) for the home and the required Ag Overlay. Wolter – what is meant by a building envelope? Krause – if the Schnadt's would want to build a home they would have to rezone a portion of the 36-acres for a home. The building envelope would be how many acres will be rezoned and where the home can be built on that rezoned portion. Currently with Katie MacDonald's review we are comfortable with the driveway easement slope. Grothman – what the town is being asked is to approve the CSM and a waiver of access. Krause – if Don Anderson is comfortable with the risks he takes by agreeing with the driveway easement for Schnadt being on his plat's driveway easement also. Arnold – Atty. Bechler should possibly memorialize something that says Anderson understands this. Grothman – when the CSM is

recorded with the County it includes the shared driveway agreement/easement, and thus the driveway easement is understood by all parties involved and enforced by that document. Arnold – Anderson needs to sign a document stating he understands that allowing this driveway easement across his driveway agreement could affect his plat.

Pfister/Wolter motion to recommend approval of CSM (G&A file #719-382) along with a waiver of access, and including the proposed driveway plan (file #719-382) as submitted; MC 5-0.

4. Sunset Bay Cabin, LLC/Rory & Karen Patchin - Certified Survey Map combining 0.41-acre Parcel 11022-761.C and 0.41-acre Parcel 11022-761.D. Located in Section 8 @ W11380 & W11386 Red Cedar Drive. Time: 6:39 PM

Krause – did you (Goeske) inform the owners and/or surveyor of this meeting? Goeske – yes I did, in fact earlier this afternoon I received a call confirming someone would be here tonight. Krause – MacDonald recommended a few items to Ramaker & Associates that needed to be cleaned up on the CSM that was submitted, which they did and is presented tonight. Robbins – is there a boathouse on each of the current lots? Krause – per the CSM there's 2 houses and 1 boathouse. Arnold – possibly before final approval of the CSM at least one of the homes should be torn down?

Robbins/Pfister motion to approve CSM as presented with filing of CSM not done until at least one home has been removed; MC 5-0.

GOESKE TO INFORM OWNERS THAT SOMEONE NEEDS TO BE PRESENT AT THE TOWN BOARD MEETING.

5. Minutes of October 7, 2019. Time: 7:08 PM. Jack/Wolter motion to approve with one spelling error (insert); MC 4-1 (Robbins abstained, not present at 10/7/19 meeting).

6. Next meeting date: December 10, 2019 (if needed)

7. Adjourn: *Pfister/Robbins motion to adjourn @ 7:09 PM; MC 5-0.*

April D. Goeske
Clerk-Treasurer

Note: All Town of Lodi properties are located in Town 10N, Range 8E