

**TOWN OF LODI
TOWN BOARD MEETING MINUTES
MARCH 26, 2019**

1. Call to order & roll call: Meeting called to order by Chairman Marx. Board members present: Tom Marx, James Bechen, Brian Henry, Jon Plumer; Absent (excused): James Brooks. Also present: Tara Schneidewind (Settlers Bank), Doug Severson (agenda item 6), Roberta Arnold, Allison Seaton.

2. Pledge of Allegiance: lead by Chairman Marx.

3. Citizen Input: Allison Seaton – referring back to Marx’s comment in the February 7th Lodi Enterprise regarding “leaks” of the Boundary Agreement. I want to know where the agreement stands and what’s happening. I’d like on the 4/30 TB agenda: (1) City of Lodi has run out of building space and capacity on their waste treatment plant – if they do the Boundary Agreement who is responsible for the water/sewer services to new properties added to the City. (2) I have a different map for the Boundary Agreement than the one that went out with the draft. This other map adds such properties as the Ballweg (Real Estate Trust dated 7/31/18) properties (134 acres) and several others, totaling nearly 600 additional acres. (3) a possible new road from J to 60? (4) impervious surface problems and runoff with any additional development in the Ballweg area. The recent flooding in the City of Lodi was caused all by runoff from the Town of Lodi (???). Marx – we started to work on the Boundary Agreement during a few initial meetings. From that a DRAFT boundary agreement was prepared, and that was sent to the City and Town attorney. Attorney has prepared a letter listing his many concerns with that draft agreement. So, in order to not try to move this process too fast, I put all actions on the Boundary Agreement on hold until after the 4/2/19 elections and the 4/16/19 swearing in of new or returning Town Board members.

4. Update from Tara Schneidewind of Settlers Bank: Schneidewind - Total interest earned year-to-date: \$10,396.29 (during the same time period in 2018 with your previous bank the town earned \$7,600 in interest). April & Jay are great to work with and transition went smoothly and working well since then. Having the "remote deposit capture" capability to electronically transmit your deposits increases deposit accuracy and efficiency and eliminates travel time and expense to/from office/bank. I will give a report every quarter at your Town Board meetings.

5. Bartholomew-Clemens 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: Marx – this came before the Plan Commission on 3/12/19. This rezone is in compliance with our Comprehensive Plan 2030. Parcels 301, 302 to the east of this parcel, and parcel 294 across CTH V have already done the same rezones on those properties. The Plan Commission on 3/12/19 recommended approval of this rezone with a vote of 4-0.

Bechen/Plumer motion to approve rezone from C-2 General Commercial with PD-2 Planned Commercial District to R-1 Single Family Residence with PD-1 Planned Residential Overlay; MC 4-0

6. Parcel 11022-271.1 (adjacent to former Whistle Stop store on Shamrock Road), owned by Doug Severson: Marx – when the County was looking at properties along the area where the CTH V in Okee construction will affect this year. For years this parcel has been shown as being owned by the Town of Lodi. But upon a title search and further investigation by the County it was found to still be owned by previous owner Doug Severson. An appraisal was done by AJ Appraisals and Real Estate LLC stating an appraised value of

\$32,000. Doug Severson has offered to sell this property to the Town for \$5,000. Roberta Arnold – the property is worthless and of no value for the town to own, especially after Shamrock Road is reconstructed with the CTH V reconstruction.

Doug Severson – I sold the adjacent parcel with the store several years ago. I was thinking of clearing out this parcel and make it into a community garden area for the condo area, but was told by someone on the board at that time that I couldn't touch it, that the town owned it. I didn't realize that I still owned it, because the county records have shown for years that the town owned it. I live 350 miles away. I don't want this property. I told the County they should buy it, but they have no need for it. I just want to get rid of it. Now the county says they're going to pay me \$250 for a temporary easement during the CTH V reconstruction, but they don't want to own it. I don't know what to do with it. Roberta Arnold – maybe you could tell the county to keep the \$250 and they can own the property. Plumer – I don't have any problem with the town gaining ownership of it, but I don't want to pay anything for it.

Plumer, Bechen, Henry and Marx all stated that they don't see that the town would have any interest in this parcel. Marx – we should go through our list of properties the town owns to make sure we actually own them. I can talk to the county further regarding this property to see if there is a solution.

7. Parcel 11022-920.01 re: unowned parcel 11022-920.01 (next to Michael Park):

(a) Update on possible future ownership: From Aaron Zamzow 03/13/19 email: *"Hello Tom, wanted to give you an update on the Pier situation. I have done some research and spoke with Karen at Columbia County about the lot. After looking at the surveys, the county has now assigned the lot a new number 920.01. The owners of the lot is still being determined. It may be listed as "unknown" or go back to the original owners from 1960 (Clarence and Marian Wildenberg). Regardless, the county cannot auction the property off for at least 3 years. It has to be placed on the tax roll and then unpaid for 3 years in order for the County to legally seize it and auction it off."*

(b) Dilapidated pier on property: From Aaron Zamzow 03/13/19 email: *"In the meantime this does not solve our issue with the pier. It remains to be a major hazard. From what I understand that pier was donated to the town by Frank Jiran almost 25 years ago. At that time it was thought that the property was part of the park (based on the Columbia county map picture at that time). My concern is that someone will fall through the pier and severely hurt if not possibly kill themselves. I understand this is not on the towns property but there may be some liability there. My suggestion would be to have the town remove that pier, fill in the sink hole that is still in the park, and then post as private property. This would resolve a lot of issues until the property can be auctioned off in a couple years. As spring approaches it would be nice to get this resolved."*

Marx – the Park Commission should address the sinkhole at the edge of the park. Bechen – I've suggested that we have the water that's causing the sinkhole be tested to make sure it isn't coming from the sanitary district water line. If it isn't, then it's coming from a spring that runs year round (like the one we have at Lake Park in Okee). What did our Town Engineer recommend for this sinkhole? Marx – that we fill it with rock. Bechen – it would be a nice place to build a handicap accessible fishing pier. The Harmony Grove Lake Protection & Rehabilitation District donated \$5,000 to the Town to be used for Michael Park. A meeting was held and many people were very against a pier being put there. So the money was spent on equipment for Michael Park. Marx – if the town wants to proceed with the town gaining ownership of that property I can talk to the neighbors about it. The water causing the sinkhole should be tested before any further action on what to do with the sinkhole, I will follow up on that.

8. **Operator Licenses - Sarah Carns (Lucky's), Mitchell Kluender (Lucky's):** *Plumer/Henry motion to approve; MC 4-0.*

9. **Appointment to remainder of 2018-2019 Election Inspector term - Michael Keller:** *Plumer/Bechen motion to table until December 2019 appointments for 2020-2021 term; MC 4-0.*

10. **Chairman Reports:**

(a) **Enforcement of driveway slope ordinance:** See attachment A at end of these minutes. Plumer – can we add to the driveway application somewhere for the applicant to sign that he/she HAS read the related ordinances and have that signature notarized?

(b) **Public Works employee position:** Marx – we’ve received 5 Letters of Interest/Resumes to-date, deadline is April 1st. Also (to Bechen) we need to go ahead and purchase the lawn mower for this position to have. Bechen – we also budgeted for a bagging system for the mower.

(c) **Citizen concern re: "Town of Lodi" on Transfer Site Permit stickers:** Gawlikoski – there was a phone message from a former “law enforcement officer” who lives in the town who expressed concern about his car or domestic abuse victims having these stickers showing what municipality they live in. Henry – we can work with those people who don’t want the sticker in their windshield.

(d) **Parcel 11022-418.04 High capacity well to be installed for field irrigation, owned by Tony Zeman:** I met with Tony and the well driller at the site, and was told there are some different fittings that would have to be put on the well in order for the fire dept. to be able to use it, and that the Town should probably pay for that. Well driller also talking to Tony about the right kind of pump. Also, I’d like to have the driveway to the well paved for fire equipment, which the town would pay for. Fire Chief Bobbie Annen is going to talk to someone about the overhead fill system for the fire trucks. Roberta Arnold – what about the building for the controls that was recommended? Marx – that wasn’t brought up when I met with them recently.

(e) **Ordinance Section 11.21 Building Codes re: buildings/structures < 100 sq. ft.:** Gawlikoski – technically in the Town, per our ordinance, even building a dog house would require a building permit. Bechen – if we make our ordinance for these small buildings to match the county’s ordinance there will be a whole lot of people who will be in non-compliance with the full 11-page county ordinance. To be put on a future agenda.

Marx – Plumer called me regarding the bridge on CTH J just before STH 113 washing out after recent flooding. I did talk to Bill Statz and he will be talking to Chris Hardy about this.

Marx – I would really like to thank Brooks, Bechen, Benson, Henry and Plumer for your good work over the years we’ve worked together and appreciate everything done, and also Goeske and Gawlikoski.

Bechen – can you (Marx) check on the status of the 2 speed enforcement signs we ordered and are still sitting here. Marx – I will be talking to Brooks soon.

11. Clerk-Treasurer Reports:

(a) Town Board Minutes: February 26, 2019: *Plumer/Henry motion to approve minutes as prepared; MC 4-0.*

(b) Revenues vs. Expenditures Report thru 03/22/19:

Revenues as of 03/22/19:	\$567,888
Expenditures as of 03/22/19:	<u>\$198,074</u>
Balance as of 03/22/19:	\$369,814

(c) Payment of Bills: *Bechen/Plumer motion to approve payments totaling \$91,172.36 as follows: MC 4-0.*

**Town of Lodi
Disbursements Summary
for Town Board Authorization**

Feb 23 - Mar 22, 2019				
Count	Type	Begin #	End #	Amount
3	Electronic Payments	EP0019	EP0021	\$2,968.58
3	Debit Card Transactions	DC0063	DC0065	\$150.98
9	Direct Deposit Paychecks	DD1062	DD1070	\$6,204.86
27	Checks - Settlers Bank	23562	23588	\$81,847.94
42	Disbursements Totaling:			\$91,172.36

Bechen – invoice for Murphy Desmond S.C., why so much for personnel questions? Marx – that was incurred by me.

(d) Building Permits thru 03/22/19:

ISSUE DATE	# 19-	OWNER(S) AND/OR CONTRACTOR	SITE ADDRESS	PROJECT COST	PROJECT DESCRIPTION
01/02/19	01	DONALD DENURE	W10958 W. Harmony	2,000	shed
01/03/19	02	STEVEN BEUTLER	W10546 CTH V	4,000	electric service
01/07/19	03	CRAIG & ANDREA GIESE	W10351 Dalton	12,600	shed
01/08/19	04	CHAD MILNE	W11428 Bay	500,000	SINGLE FAMILY RESIDENCE
01/16/19	05	ROBERT & GINA BUETTNER	Parcel 418.03 (CTH V)	0	driveway

01/16/19	06	JAMES & SHARI RIPHON	N2705 Smith	35,824	garage/electrical
02/11/19	07	RICHARD & MARIE BACH	N2674 Summerville Park	10,000	remodel
03/12/19	08	STEVEN BOLLWEG	W11547 Island View	57,000	finish basement
03/18/19	09	SCULLION BUILDERS for JARED TATRO	Pleasant Valley		driveway
03/21/19	10	SHAWN & JENNIFER AGAN	W11474 Bay	55,000	finish bonus room
				676,424	

(e) **Communications:** none

12. Commissions/Committees/Districts/Departments:

(a) **Plan Commission (Marx):** 03/12/19 approved Bartholomew-Clemens rezone (agenda item #5 above) and Resolution 2019-02 "Plan Commission Resolution Recommending Adoption of Future Land Use Map Updated to the Town of Lodi Comprehensive Plan 2030 in the Town of Lodi, Columbia County, Wisconsin" (to be on 04/30/19 Public Hearing and Town Board meeting notice/agenda).

(b) **Park Commission (Bechen):** no meeting held in March

(c) **Transfer Site (Henry):** permit stickers are being issued, so far that is going well and seems to be accepted.

(d) **Other commission/committee/district/department reports:**

13. Update re: Public Administration Associates on Emergency Services Building: *Bechen/Henry motion to table to future date; MC 4-0.*

14. Upcoming meeting date(s): **April 2** – Spring Election, **April 9** – Plan Commission, **April 16** – Annual Town, **April 30** – Town Board

15. Future agenda item(s): Michael Park, Severson parcel,

16. ~~Update: Public Administration Associates Emergency Services Building(s) Feasibility Study:~~ *duplicate of #13.*

16. Adjourn: *Plumer/Bechen motion to adjourn at 7:30 p.m.; MC 4-0.*

April D. Goeske
Clerk-Treasurer

ATTACHMENT A
on next page



TOWN OF LODI

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TOWN BOARD

Tom Marx, Chairman
James Brooks, Supv 1
James Bechen, Supv 2
Brian Henry, Supv 3
Jon Plumer, Supv 4

March 19, 2019

Michael Bortz, Building Inspector
General Engineering Company
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901

mbortz@generalengineering.net

RE: Access/Driveway Permits

Dear Mike:

Effective immediately, any time a new driveway is planned it is the responsibility of you, acting as the Town of Lodi Building Inspector, to determine if the driveway is sloped to the extent that it may be over 8%. If you, acting as the Town of Lodi Building Inspector, determine that the slope may be over 8% you shall require the submittal of a plan by a Registered Professional Engineer per Town of Lodi Ordinance 5.13(h). SEE ATTACHMENT A, pages 2 -3. If the owner fails to provide that plan then you are to refer that driveway to the Town's engineering firm, Ayres Associates, to make a determination of driveway slope at the owners cost.

If you do not and/or if the referral to Ayres is not made and it is determined that a new driveway is at greater than 12% or disturbs a slope of over 20% we will hold you, as the Town of Lodi Building Inspector, liable for any costs associated with correcting the problem.

Also see ATTACHMENT B, page 4, a copy of an email sent to you 02/28/2019.

Sincerely,

Thomas J. Marx, Chairman
Town of Lodi

CC: Mark Jankowski mjankowski@generalengineering.net
Dan Schrum SchrumD@AyresAssociates.com
Katie MacDonald MacDonaldK@AyresAssociates.com