

**TOWN OF LODI**  
**2020 ANNUAL TOWN MEETING MINUTES**  
**TUESDAY, JULY 28, 2020**

1. **Call to order:** Meeting called to order at 6:00 pm by Town Chairman Brian Henry.
2. **Attendance:** Eligible Voters: James Brooks, Brian Henry, Monica Brereton, Allison Seaton, Jim Seaton, Carol Davidson, Richard Jozwiak, Therese Jozwiak, Marc Hamilton, Terese Carr, Michael C. Keller, Ellen Keller, Chad Wolter, Steve Edwards, Jane Edwards, Edmund "Neil" Heskin, Aaron Arnold, Neil McIntyre, Shirley Schommer, James Schommer, Diane Prosa, Belinda Zeman, Randy Hamilton, Kathryn Hanley, Lucas Haas, Erica Haas, Loretta Hellenbrand, Tony Zeman, Paul Jozwiak, Douglas Meek, Karla Faust, Adam Lindemer, Richard McIntyre, Nancy Mitchell, William Mitchell, Roger Wetzel, Chris Goodwin, Heather Stark.

Non-voting: Lawrence Bechler (Town Attorney), Ben Peotter (Town Engineer), Mike Payant (Town Engineer), April Goeske (Clerk-Treasurer), Roberta Arnold, Ali Padley, Laura Kruck, Robert Zumm, Jennifer Zumm

3. **Annual Town Meeting minutes of 04-16-2019:** *Allison Seaton/Marc Hamilton motion to approve minutes as presented; MC unanimously by voice vote.*

4 **Sale of town-owned 0.06-acre parcel at intersection of Thistledown and Ryan Roads described as follows: located in part of the Northeast ¼ of the Northwest ¼ of Section 21, T10N, R8E, Town of Lodi, Columbia County, Wisconsin, being more particularly described as follows: Commencing at the North ¼ Corner of said Section 21; thence S 0°37'02" E along the East line of the Northwest ¼, 918.39 feet; thence N 62°23'09" W, 78.42 feet to the point of beginning. Thence continue N 62°23'09" W, 149.30 feet; thence S 75°31'17" E, 148.11 feet; thence S 19°03'02" W, 34.04 feet to the point of beginning. This contains 2,513 sq. ft. or 0.06 acres thereof: *See attachment A***

Henry - this is a town-owned parcel which Neil McIntyre wishes to purchase so that he will have enough acreage to create 4 parcels of 1.5 acres+.

*Karla Faust/James Brooks motion to approving selling this parcel to Neil McIntyre/Clay Investments in the amount of \$1,129.62. MC unanimously by roll call vote 28-0*

Discussion: Roberta Arnold - they are to honor any existing utility easements and maintain the line-of-sight. Ben Peotter - both those items were discussed and will be honored and maintained. Atty. Lawrence Bechler - the CSM depicts this town-owned parcel as if it already was owned by McIntyre, but it is not. This .06-acre parcel was given to the town in 1981 by Bill & Nancy Mitchell via a deed. Any easements within this entire property area should be noted on the CSM. I suggest that a title search be done on this property prior to sale of any lots.

Jim Seaton - what's the reason for the sale. April Goeske - when Neil McIntyre purchased Parcel 11022-471.A it was stated as being 6.65 acres. His intention was to divide it into 4 parcels of 1.5+ acres each (1 having the current home). After purchase, and upon having it surveyed, it was found not to be 6.65 acres, rather it was 5.96 acres because of this it could not be divided into 4 parcels, only 3. The difference was found to be due to easements and this little piece of town-owned property that the acreage for had not been deducted from the 6.65 acres. Therefore, McIntyre would like to purchase this .06 acres from the town to give himself enough acreage to create 4 parcels.

Allison Seaton - when I want to turn from Thistledown to Ryan it's hard to see. Ben Peotter - we inspected this site and our traffic engineers agreed this intersection is not ideal, but that sale of this parcel will not affect the line-of-sight for traffic. Allison Seaton - are there any plans to widen the pavement for turning lane(s). Chad Wolter - this benefits the town with the addition of 3 buildable lots for homes. Roberta Arnold - it's important to note that the Plan Commission approved the CSM because it's surplus town property. Randy Hamilton - I live across from this for 30+ years, no issues. Nancy Mitchell - my husband Bill and I owned this land (with 7 acres) and are the ones who donated it to the town. I have absolutely no problem selling this to McIntyre as long as nothing is done in that area to affect the traffic line-of-sight. Jim Seaton - if this is approved that there be something in the agreement that there will be no driveways coming off of Ryan Road. April Goeske - it looks like the driveway for Lot 3 would come off of Ryan Road. But I assume that driveway would be placed near the lot line it shares with the church on Ryan to comply with the town's ordinances relating to driveway distances from road intersections. Atty. Lawrence Bechler - the driveway for the church runs right along the lot line with proposed Lot 3. So, the driveway for that lot would likely be adjacent to it. Jim Seaton - does the Town have jurisdiction over where driveways are installed. Atty. Lawrence Bechler - yes, the Town has a Driveway Siting ordinance. Allison Seaton - does this sale go forward by this vote? Atty. Lawrence Bechler - the town board will iron out the details of the sale now that it has the okay of the people to sell the land.

##### **5. Okee Schoolhouse foundation repairs: *See Attachments B***

Brian Henry - we're presenting this tonight to see what the residents want to do with this building. Do we get a loan to fix the building? What do you want done?

*Jim Seaton/----- motion to go ahead with repairs to the Okee School. Motion Failed - no second.*

Allison Seaton - we've been asking for estimates since last Fall. We can't make a decision until we see those estimates. We should table this.

*Allison Seaton/Jim Seaton motion to table this matter; MC 22 yes - 2 no, 5 abstained.*

Bechler - A motion can be made to take this off the table at the Fall Special Town Meeting (make it an agenda item to make motion to take it off the table).

##### **6. Possible purchase of Parcel 11022-271.1 (owned by Thomas Yaeger) across from N2160 Shamrock Road for high capacity well and build high capacity well: *See Attachment C***

Bechler - this is for information only at this meeting. Henry - yes, we just wanted to get an idea from the residents their thoughts on this location. Brooks - what I would like to be able to do is have site options for the people for a possible high capacity well. Bechler - the people could vote to approve purchase of property with a limit.

*Brooks/----- motion to allow the town to negotiate a possible purchase of parcel 11022- \_\_\_\_ on Shamrock Road not exceeding \$5,000; MF due to lack of a 2nd to the motion.*

Tony Zeman - to put in a high capacity well you have to go through DNR approval. Henry - if the well is for municipal fire suppression only then the DNR doesn't get involved.

##### **7. Potential Public Works Building @ Town of Lodi Transfer Site: *See Attachment D***

Henry - a 40' x 80' building is estimated at \$90 - \$100 per square foot to build = \$320,000 just for the building. Marc Hamilton - what are we going to store in this building, will be need plumbing, heat, etc....? Chad Wolter -

will this give us room for large equipment (such as a plow)? Jim Seaton - I question going ahead with this, we haven't decided fully whether we need our own public works department.

*Marc Hamilton/Nancy Mitchell motion that the Town Board look into the total costs for a public works department building at no more than \$60,000, including building, heat, water, sewer/septic, etc. and present it at the Fall Special Town Meeting; 13 yes, 18 no, 1 abstain; Motion Failed.*

Discussion: Chad Wolter - by the time you add everything needed up you will be much more than \$60,000. I don't think you'll be able to set up a suitable structure for \$60,000. Nancy Mitchell - I agree, but I believe the town should still get estimates to present to the people. Roberta Arnold - I've watched budgetary matters for 20 years and in all that time I've never seen such a waste of money as what is being spent on the recently-created public works department. Why would town taxpayers want to take on a \$300,000-\$400,000+ loan for a building like this. Brooks - I want to thank Public Works Director Roger Henn for catching that lights in the large meeting room at the town hall had been incorrectly installed and were melting, could easily have started a fire!

## 8. Any other matters:

**(a) *See Attachment E.*** Terri Jozwiak - more than 30 Town of Lodi residents attended a Park Commission meeting in December 2019 and let the commission know that they didn't want the Bay Drive Park sold and gave several ideas for improvements at the park. Now a 15' x 40' (600 sq. ft.) parking pad has been installed against the wishes of the people present at that meeting, and we submit a signed petition asking the Town of Lodi to remove the parking pad.

*Terri Jozwiak/Chris Goodman motion to recommend to the Park Commission that the parking pad at the Bay Drive Park be removed; Yes 13, 10 No, 3 abstained; Motion Carried by a vote of 13 yes, 0 no, 3 abstained.*

Atty. Lawrence Bechler - this is something that needs to be presented to the Town Board, not at an Annual Town Meeting.

Chad Wolter - this is not a park just for Bay Drive residents and those walking in the area, it's a public park for anyone to use. Why would we waste money taking about what we've already installed? Roberta Arnold - one of the concerns about making a parking area in this park is that this park is across from a "party" sandbar, and this improvement might attract less desirable people to this park and area. Chad Wolter - but parks should be inviting. Roberta Arnold - but we can choose how inviting we make it. Jim Seaton - one of the things we need to look at is if improvements continue it will require a lot of additional landscaping. There's a 2-1/2' drop off the sides of this parking pad. This is not acceptable, especially to anyone with mobility issues. Ali Padley - this land is still zoned R-1. The Lodi Park Commission requested permission to install a parking pad, and the County approved a 25' x 30' (750 sq. Ft.) parking pad. So, what the Town installed is not what the county gave a permit for. Neil Heskin - we talked to the descendants of Madeline Summers, and this was donated to the Town as a waterfront space for the people who live on Bay Drive who don't have waterfront. The residents have been asking for the riprap on the shore of this park to be finished, but it's still in limbo. Now the parking pad is in the way of doing that rip rap. Karla Faust - I'm a runner and often run down Bay Drive. When I saw this new parking pad recently, I thought that it didn't look well thought out. It doesn't make sense. Nancy Mitchell - it is the Town's and the Park Commission's goal to improve ALL parks and make them accessible to the ALL public. We made this parking pad, smaller than what the county permitted, as a compromise to allow at least 1 car park there to use the park, maybe carry a canoe or kayak down to the water. It was put there to make it safer to park there. Chris Goodwin - the shoreline isn't done, and how are they going to get that done with the parking pad in the way? Laura Kruck - what's been done to this park is not improvements, there are ruts, unfinished shoreline, and less accessible. Nancy Mitchell - the park is not finished, and I'm not sure when it will get done. It's a work in progress. Allison Seaton

- the surface of the entire park has been scraped off. We're not in compliance with our own erosion control ordinances. The runoff is running under the silt fence and into the water. Ellen Keller - if Bay Drive park is for the public, what's to keep people from parking across people's driveways to use that park. If this park is open to the public, it's not safe at this time and a liability issue. Terry Jozwiak - there are no signs there currently stating the park is closed at this time for construction.

(b) Allison Seaton - I would like to bring up that someone recently sprayed Round-Up under the playground equipment at the Madeline Summers park next to the Okee School.

(c) Tess Carr - A year ago there was an attempt to remove Goeske from her job, but it was found the Town Board did not have the authority at that time to do that per her contract. Now her contract expires 07/31/20.

*Tess Carr/Allison Seaton motion to present the following Resolution:*

***RESOLUTION TO CONTINUE EMPLOYMENT OF TOWN CLERK (MS. APRIL GOESKE)  
FOR MINIMUM OF ONE YEAR IN THE TOWN OF LODI, STATE OF WISCONSIN***

*WHEREAS, the town clerkship employment contract of Ms. April Goeske is subject to either renewal or termination as of July, 2020; and WHEREAS no party has publicly stated any reason to terminate the contract; and WHEREAS Ms. Goeske has performed and continues to perform her duties with care and competence; and WHEREAS Ms. Goeske brings a wealth of experience and institutional memory to this position; and WHEREAS Ms. Goeske has publicly stated her desire to continue in her current position; NOW THEREFORE BE IT RESOLVED, that the citizens of the Town of Lodi hereby request the Town Board of Supervisors to offer to renew Ms. Goeske's contract for at least another year (full time); and BE IT FURTHER RESOLVED, that the Town of Lodi requests its Board to invite Ms. Goeske to train assistant or replacement clerk(s) that may be hired during or after that one-or-more-year period.*

*Motion carried by a roll call vote of 26 yes - 1 no. Adopted this 28<sup>th</sup> day of July 2020 by the citizens of the Town of Lodi, Columbia County, Wisconsin.*

Many people I've talked to have stated April Goeske is awesome. Brian Henry - Atty. Bechler, is that binding? Bechler - I don't believe it is. It's the people expressing their feelings to the Board. Aaron Arnold - I believe Goeske is an exceptional employee of the town, with all the knowledge she has, and she is an asset to the town, and we should continue her employment. Jim Seaton - I've worked with Goeske for many, many years and I know her interest is to continue to work full time for 1 more year, then possibly part time thereafter. I think we should keep her. Allison Seaton - reminder we have an election coming in just a couple of weeks, and we sure can't find anyone to run election at this late date. Roger Wetzel - is the board considering releasing April Goeske? Brian Henry - this is on the agenda for the meeting after this one. Jim Seaton - at the Fall 2019 Budget Town Meeting the board did not approve a pay increase for April Goeske for 2020. Tess Carr - I want to thank April Goeske for her excellent handling of the elections so far this year that have had difficulty above and beyond usual elections. Karla Faust - I'm new to this board, and Jim Seaton should not speak for me when stating I voted to not give her an increase. Positive input in favor of Goeske is appreciated. But we're going into a Town Board meeting in closed session to discuss Goeske's employment. Roger Wetzel - I hope this resolution carries, and hope the Board is transparent in this matter of Goeske's employment.

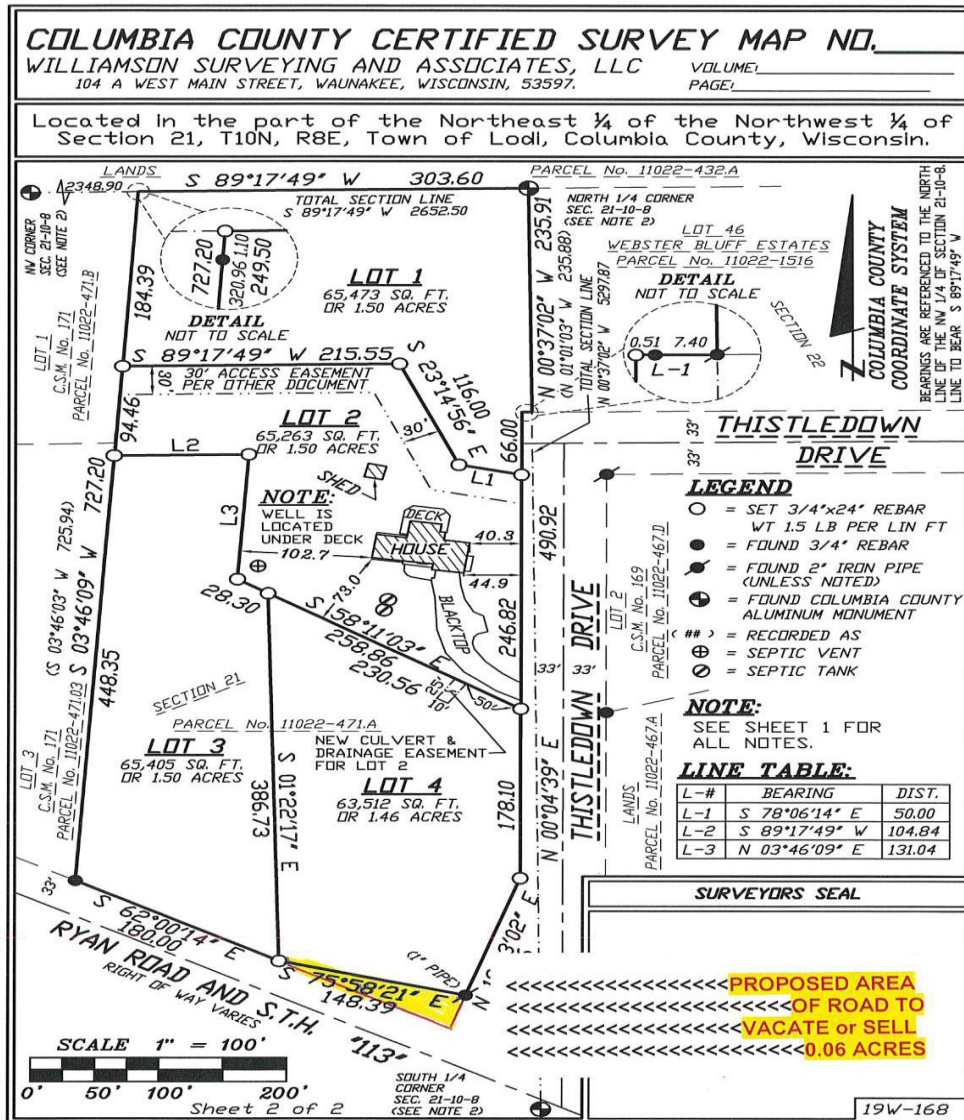
(d) Ali Padley - many of the residents and landowners on Bay Drive appreciated meeting with the Park Commission and Town Board regarding Bay Drive Park and look forward to improving this park within guidelines.

9. **Adjourn:** Marc Hamilton/Karla Faust motion to adjourn at 8:42 pm; MC unanimously

April D. Goeske  
Clerk-Treasurer

**4.**  
**ATTACHMENT A**

Proposed Area to Vacate or Sell



**5.**  
**ATTACHMENT B**



27188 US Hwy 14  
Richland Center, WI 53581

**5.**  
**Estimate**

Number **1370**

Date **Mar 3, 2020**

P.O.

Terms

Ship Via





Ship Date

Bill To

Town Of Lodi  
6085732590  
W10919 CR V  
Lodi, WI 53555

Ship To

W10919 CR V  
Lodi, WI 53555

Description	Qty	Unit	Ext	Photo
<b>Structure Support</b> Raise structure 4', and support structure for duration of work.	1	12,000.00	12,000.00	
<b>Excavation</b> Excavate as necessary to remove and replace foundation walls.	1	8,500.00	8,500.00	
<b>New Foundation</b> Install footings and new foundation walls. Foundation to be poured concrete walls with concrete block finished to sill. All work done to new construction code standards. Includes waterproofing, and sump system.	1	33,250.00	33,250.00	
<b>Flat Work</b> Concrete Flat Work: Pour 4" concrete slab, 3,000psi. (Per sqft)	1040.2 5	7.25	7,541.81	

O'KEE SCHOOL  
With Concrete  
Floor  
Full Basement

50% Due at signing, balance due upon completion.

Total **\$61,291.81**



27188 US Hwy 14  
Richland Center, WI 53581

# Estimate

Number **1370**

Date **Mar 3, 2020**

P.O.

Terms

Ship Via




Ship Date

**Bill To**

Town Of Lodi  
6085732590  
W10919 CR V  
Lodi, WI 53555

**Ship To**

W10919 CR V  
Lodi, WI 53555

Description	Qty	Unit	Ext	Photo
<b>Structure Support</b> Support structure for duration of work.	1	0.00	0.00	
<b>Excavation</b> Excavate as necessary to remove and replace damaged foundation walls.	1	0.00	0.00	
<b>New Foundation</b> Install footings and new foundation walls. Foundation to be poured concrete walls with concrete block finished to sill. All work done to new construction code standards. Includes supporting structure and excavation listed above.	1	33,250.00	33,250.00	

OKEE SCHOOL  
NO concrete floor  
Vapor Barrier + Rock

50% Due at signing, balance due upon completion. Total **\$33,250.00**

ZANDER SOLUTIONS, LLC.  
421 S NINE MOUND RD, VERONA, WI 53593  
608/833-6620 608/833-6679 FAX  
PROPOSAL

Submitted to:  
Okee Community Center  
ATTN: Roger

Job Name:  
Okee Community Center  
W11619 Hwy V  
Lodi, WI

Date: March 30, 2020

As required by the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid".

**BID: \$59,895.00**

Zander Solutions to:

1. Disconnect all electrical, plumbing, heating and air conditioning from said above building
2. Dig out around structure to allow for lifting of the building
3. Provide all labor and equipment required to lift building structure off current foundation and raise up 5' to allow earth moving and installation of new footings and block walls.
4. To remove soil as needed to pour footings and install new block walls at:
  - a. Main structure (approx. 72' x 4')
  - b. Supporting walls at mechanical and front entry (includes chimney footing and pad to maintain brick chimney)
  - c. 16" of block on existing mechanical room. NOTE: this would then raise the building 16" high than current elevation
5. Level entire area under building and install 15 mil vapor barrier and ¾ washed stone
6. Return building back down to new block walls.
7. Reconnect all plumbing
8. Install new ductwork and reconnect ductwork to existing furnace
9. Reconnect A/C unit
10. Reconnect all electrical
11. Regrade to new level of building height
12. Finish grade, seed and mulch, includes all disturbed areas to access site

\$1,800.00 Allowance to replace outside rim board of main school structure only, any additional carpentry will be charged as an extra.

ALT#1

Due to unknowns such as buried material under structure, hidden grease traps, poured footings, etc, Zander Solutions will not be responsible for removal unless additional charges are added to the base bid.

Does Not Include:

1. Permits
2. Any replacement of any existing mechanical units due to age
3. Replacement of any carpentry, wood trim, doors, sheetrock or window
4. Concrete approach and sidewalk
5. Any loads of dirt if needed to keep grade at 8" below top of wall.

Okee School  
House Foundation

Payment Terms: Due on completion of job.

1-1/2% finance charge on all accounts past 30 days, 18% per year. Customer agrees to pay all collection costs and fees, including attorney's fees.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.

Authorized  
Signature: \_\_\_\_\_  
Frank Acker, Partner 608-209-8733

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.


**PLEASE SIGN, DATE AND RETURN ORIGINAL COPY BEFORE COMMENCEMENT OF WORK BEGINS.**

ACCEPTANCE OF PROPOSAL -The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Printed name: \_\_\_\_\_  
Signature: \_\_\_\_\_



<p><b>Bob's Digging &amp; Landscaping Inc.</b>  <b>Robbie Buchanan</b></p> <p>FROM W11954 VanNess Road          LODI, WISCONSIN 53555          592-4540</p>	<p><b>Proposal</b></p> 	<p>Proposal No. 3532</p> <p>Sheet No.</p> <p>Date 4/14/20</p>
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Proposal Submitted To	Work To Be Performed At
Name <u>Town of Lodi</u> Street <u>W10919 Hwy V</u> City <u>Lodi</u> State <u>WI 53555</u> Telephone Number <u>608-573-2590</u>	Street <u>Work at old School House in Okee</u> City <u>Lodi</u> State <u>WI</u> Date of Plans _____ Architect _____

We will come in and take out old walls after they lift it up out of the way. Take out concrete floor. Haul all walls and concrete away. Dig down so Meades can put in 6' concrete walls. Back fill all new walls when done. Fix up all yard that got tore up seed and straw. \$8,000.00 to \$15,000.00

**ANY EXTRA'S ADDED ON WILL BE TIME/MATERIAL.**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$\*\*\*\*\*).

with payments to be made as follows:

To be paid in full when work is done.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by **Bob's Digging & Landscaping, Inc.**

Respectfully submitted Robbie Buchanan

Per *Robbie Buchanan*

Note — This proposal may be withdrawn by us if not accepted within

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are for the work as specified. Payment will be made as outlined above.

Accepted _____	Signature _____
Date _____	Signature _____

Okee School House Foundation.

BOBS 15,000  
 Meades 8,800  
 JLR 7,025  
 Heritage 12,500  
44,325  
 + HVAC, Carpentry, Electric and anything else

# Meade Concrete Company LLC

W10440 County Road K, P.O. Box 167  
 Lodi, WI 53555  
 Office: 608-592-3803 Fax: 608-592-3804  
 www.meadeconcrete.com

## Estimate

Date	Estimate #
4/9/2020	593

Name / Address
Bob's Digging and Landscaping W11954 Van Ness Rd. Lodi, WI 53555

		Project Name
		Old School House
Qty	Description	Rate
	115' - 5'9" x 8" Wall 16'8" - 3'9" x 8" wall 1 - row #4 rod in wall Conveyor for footings and wall	
	Total	9,800.00

OKEE SCHOOL

Thank you for the opportunity to quote you! Estimate is good for 90 days from above date.

Subtotal	\$9,800.00
Sales Tax (0.0%)	\$0.00
<b>Total</b>	<b>\$9,800.00</b>

## PROPOSAL

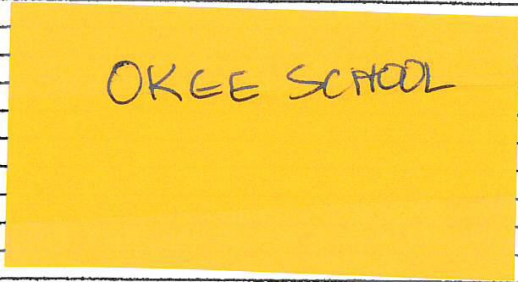
<b>FROM</b> JLR Construction Masonry Contracting <i>All Types of Masonry-Remodeling</i> W9582 Earnie Rd Poynette, WI 53955 (608) 697-3463	Proposal # 2623  Sheet No. 1  Date: 4/12/2020
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Proposal Submitted To	Work To Be Performed At
Name: Bob's Digging Street: City: State:  Telephone:	Street: W11619 Hwy V City: Okee State: Date of Plans:

**We hereby propose to furnish all the materials and perform all the labor necessary for the completion of**

12 1/2 x 18' x 8" block wall - 2 courses	\$2,400.00
12 1/2 x 18' x 8" block wall - 3 courses	\$3,600.00
5' x 18' sidewalk	\$1,025.00

50% down and 50% on completion



All material is guaranteed to be specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above-work and completed in substantial workman like manner for the  
**SUM OF \$** (With payments to be made 100% on completion.)

Any alterations or deviations from the above-specifications involving extra costs, will be executed only on written orders, and there will become an extra charge over-and-above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above-work. Workman's Compensation and Public Liability Insurance upon above-work to be taken out by JLR Construction.

\*Respectively Submitted; Jered Radewan

Per: \_\_\_\_\_

\*Note: This proposal may be withdrawn by us if not accepted within 60 days.

### Acceptance of Proposal

The above-prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined-above.

Accepted: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**Heritage Movers, LLC.**

12527 GARTHWAITE LN  
MT. HOPE, WI. 53816  
MATT CHILDS (608) 485-1612  
SETH CHILDS (608) 732-2259  
RUSS CHILDS (608) 732-4505

**Proposal**

**Proposal Submitted to: BOB'S DIGGING AND LANDSCAPING**

**Phone: 608-592-4540**

**Date: 4-1-2020**

**Street: W11954 VAN NESS RD.**

**City, State, Zip: LODI, WI 53555**

**Email:**

Please read carefully this contract before signing.

**BID FOR RASING BUILDING AT W11619 CO-V LODI, WI WITH CHIMMEY.**

**THE CONCRETE PERSON MUST LEAVE BEAM POCKETS WHERE THE BEAMS WILL SIT DOWN IN THE WALLWHEN THE HOUSE IS LOWER DOWN**

Additionally: Heritage Movers will-provide all labor and equipment required in the process of moving of house or structure or raising of house or structure and only carries limited liability as required by LLC. Heritage movers only supplies standard liability for the LLC.

Additionally: Customer-Owners/customer/investors of properties or structures shall provide stable roadway to the new site with leveled off area for new location site of said structure for raise or move of building at their own expense and additionally at their own expense pay for and have unhooked all utilities including the water, sewer, unhook all electrical, gas/fuel lines, telephone, or cable from house or building/structures prior to its move or raise of said structure/house. Owners/customer/investors shall remove in advance of the work beginning any and all landscaping items they wish to be salvaged such as brick or stone, basement windows, doors, out buildings, or any items left in the basements, trim, downspouts, any attached items, unattached lawn stone, shrubs, flowers, plants, lawn décor, ornamental items, this also includes completing trimming & removal of all trees etc. Any or all landscaping or decorative items must be removed from the worksites before the work begins if they are to be saved otherwise they will or may be damaged in the normal course of work and will not at any time be replaced by Heritage Movers LLC and their damage will not constitute any reimbursement by this Heritage Mover LLC or its insured.

The parties hereby agree as follows:

Owner agrees to pay the contractor, as compensation for his services here under the total sum of: TWELVE THOUSAND FIVE HUNDRED dollars (\$ 12,500.00 dollars)

1. The sum of TEN THOUSAND dollars (\$ 10,000.00 dollars) the day work starts.
2. The sum of TWO THOUSAND FIVE HUNDRED dollars (\$ 2,500.00 dollars) to be paid before the beams are pulled out.
3. There are Additional costs for height changed by customer request after contract is executed as changes in height involve more time and work.

HERIAGE MOVERS LLC shall provide the materials and perform the work in raising said structure.

OKEE SCHOOL

**6.**  
**ATTACHMENT C**

DRAFT

6.

**Roger Henn**

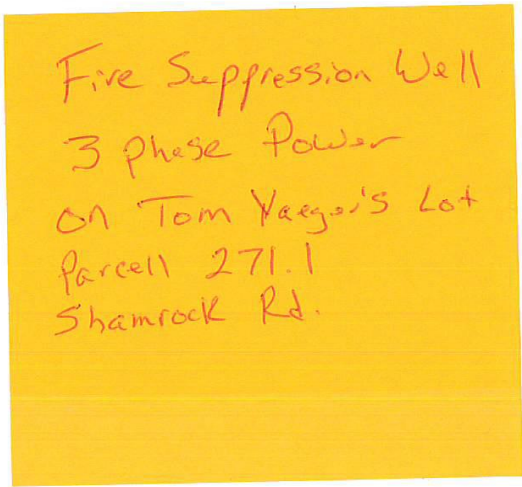
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**From:** Wilhelm, Chris <ChrisWilhelm@alliantenergy.com>  
**Sent:** Tuesday, March 17, 2020 11:54 AM  
**To:** roger@townoflodi.com  
**Subject:** 3 phase extension/service in Okee  
**Attachments:** 3 phase pad requirements.pdf

Roger, per our phone call last Friday, here are the approximate estimates for 3 phase service along Shamrock Rd in Okee. Unfortunately, after discussing with my peers here, this will not qualify for a construction allowance, so you would be responsible for the full cost of construction. The first option is to place a new pole along CTH V and from there take underground primary wire to the lot along Shamrock Rd. this cost would be approximately \$11091.00 depending on total trench/wire footage. This would require us to get a county highway permit to set another pole along CTH V. the second option would be utilizing an existing pole along CTH V and re-working to allow 3 phase and 1 phase power from the same source, this requires some equipment be placed along Shamrock Rd, near the intersection with CTH V, then continue 3 phase underground to your site. This cost is approximately \$23251.00 depending on total trench and wire installed. In either case, you would be responsible for a transformer pad and all serviced entrance equipment at your site. I have attached a spec for these. Please call if you have any questions.

Thanks,

Chris Wilhelm  
Engineering Technician  
Baraboo Operations  
Alliant Energy  
608-356-0630  
[chriswilhelm@alliantenergy.com](mailto:chriswilhelm@alliantenergy.com)



Five Suppression Well  
3 phase Power  
on Tom Vaeger's Lot  
Parcel 271.1  
Shamrock Rd.

# THREE PHASE TRANSFORMER PAD/METERING GUIDELINES

## 3 PHASE SECONDARY METERING SPECIFICATIONS

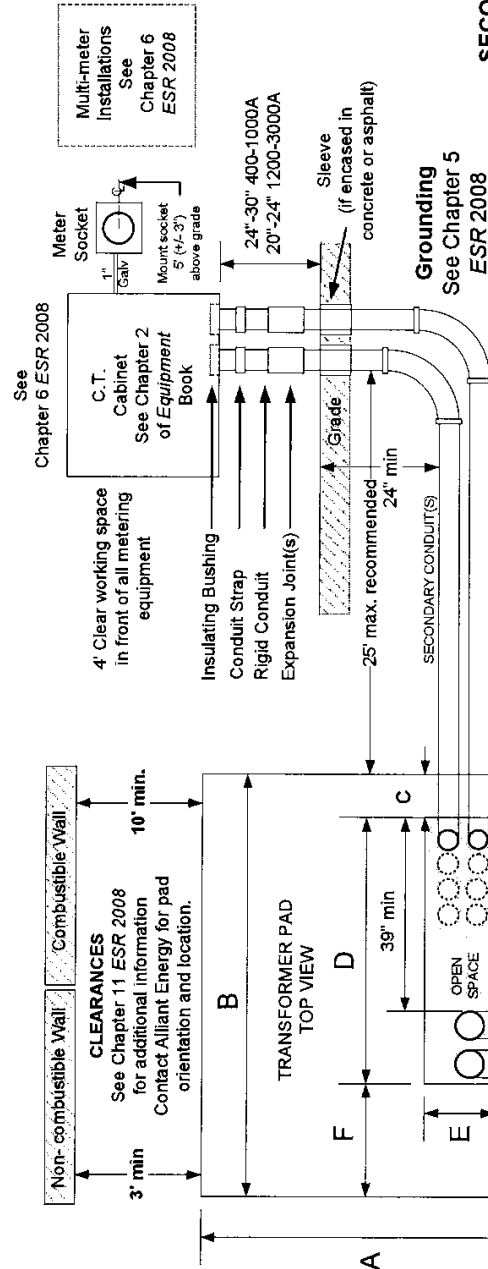
400A - 3000A SINGLE METER

ALL METERING EQUIPMENT WILL BE INSTALLED OUTDOORS

### CONTRACTORS

It is your responsibility to read and understand all the specifications in the 2008 *Electric Service Rules* book that are required by Alliant Energy. All 3 phase metering equipment will be approved by Alliant Energy prior to installation.

All approved equipment is listed in the 2009 *Electric Service Equipment* book. Contact your local Engineering Technician/Construction Specialist if you have any questions or online at [www.alliantenergy.com/servicemanuals](http://www.alliantenergy.com/servicemanuals).



### SECONDARY CONDUIT SPECIFICATIONS

Main Disc. Amperes	# of Conduits	Conduit Size	Min. Bend Radius (steel)	Min. Bend Radius (pvc)
400	2	4"	16"	30"
600	2	4"	16"	30"
800	3	4"	16"	30"
1200	5	4"	16"	30"
1600	4	5"	24"	36"
2000	5	5"	24"	36"
2500	7	5"	24"	36"
3000	8	5"	24"	36"

### PAD DIMENSIONS

See Chapter 4 ESR 2008

	120/208v	277/480v	A	B	C	D	E	F	THICK NESS
PAD I	100-1200 AMP	100-800 AMP	84"	96"	10"	55"	13"	31"	6"
PAD II	1600-3000 AMP	800-3000 AMP	105"	108"	14"	60"	17"	34"	8"

- Notes:**
- All conduits shall enter through the window opening provided in the pad foundation and shall be cut off so the top of the conduit is flush with the surface of the pad.
  - All metallic conduits (if installed) shall be fitted with an insulating bushing.
  - When an oil sump is required, excavate 18" under, and around pad and fill with coarse crushed rock - check with local building code to determine if required.
  - Concrete mix shall have a minimum strength of 4000 lb./sq.in. after 28 days.
  - The top of the pad shall be level and all edges and corners rounded off.
  - The pad shall be reinforced with #4 wire, 4" x 4" welded mesh or equivalent materials with additional 3/8 reinforcing rods around the cable opening. The mesh shall not be less than 1" from the edges and opening, and 3" below the surface. If the #4 wire, 4" x 4" mesh is not available, 2 layers of # 10 wire, 6" x 6" mesh, horizontally staggered, may be substituted.

Riser Material will be:  
**Sched. 80 PVC** (electric rated); **Galv. Steel** or **IMC**  
 See Chapter 4 ESR 2008  
 for complete specifications

**Brad Webster & Sons Drilling, Inc.**

415 N. Main St. Suite 1  
 Poynette, WI. 53955

Phone # 608-635-7564 Fax # 608-635-8900

**Estimate**

Date	Estimate #
3/3/2020	2222

Name / Address
Town of Lodi

Drilling of Fire  
 Suppression Well  
 In olee

Item	Description	Qty	Cost	Total
Drilling	10 inch or 8 inch diameter drill hole	300	28.00	8,400.00
Casing	6 inch steel well casing	200	28.00	5,600.00
Required item	Drive shoe, bacteria sample, nitrate sample, sanitary well cap,		350.00	350.00
Private well fee	DNR private well fee		60.00	60.00
Bentonite seal	High solids bentonite casing seal	5	14.00	70.00
-	This estimate is based upon the depth and construction of other wells drilled in general area or best estimate of local geology. Well depth can vary considerably in a given area. Customer is invoiced for actual drilling footage and materials used at these rates. Prices are good for 30 days.		0.00	0.00
Pump	6TMH20-450 Berkeley Cast Iron pump end		3,131.00	3,131.00
Motor Control	20HP Hitachi pump motor		4,699.00	4,699.00
Mag Started	Magnetic Starter three phase		900.00	900.00
Drop pipe	5 inch black iron T&C drop pipe	120	16.00	1,920.00
Pump cable 10-3	10-3 w/ground submersible pump electrical cable	130	3.25	422.50
Labor	Man hours labor (includes pump hoist & welder)	12	95.00	1,140.00
*	460 volt three phase service to be provided by owner Pump installation is time and materials. Customer is invoiced for actual quantities used at these rates. Prices are good for 30 days.			0.00
I/We agree to pay Brad Webster & Sons Drilling, Inc. within 30 days of completion of the work performed. If account is not paid 30 days after invoice date, a service chage of 1 1/2% per month will be charged.				

<b>Total</b>	<b>\$26,692.50</b>
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As required by the Wisconsin Construction Lien Law, Brad Webster & Sons Drilling, Inc., hereby notifies owners that persons or companies furnishing labor or materials for the construction on owners land may have lien rights on owners land and building if not paid. Those entitled to lien rights, in addition to under signed builder, or those who contract directly with the owner for those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notice from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

**Please sign below and return original copy**

Signature & Date \_\_\_\_\_



6

**April Goeske**

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**From:** April Goeske  
**Sent:** Monday, July 27, 2020 2:53 PM  
**To:** Brian Henry  
**Cc:** 'Lawrence Bechler'  
**Subject:** RE: Fire District Billing Formula

1 MILE: There are 620 properties in the Okee Sanitary District, 11 Town of Lodi properties outside of the sanitary district, and 71 Town of West Point properties. That total is 702.

2 MILES: There are 620 properties in the Okee Sanitary District, 11 Town of Lodi properties outside of the sanitary district, and 150 Town of West Point properties. That total is 781.

I believe the estimated cost for purchasing the land and everything related comes to around \$100,000. Therefore if you bill all properties within 1 mile it'd come to around \$150 per parcel, and if you went 2 miles it'd come to around \$130 per parcel. I'm not sure that the Town can special assess properties for the full amount of a Public Works (if that's what this would fall under) project, or might only be able to special assess for ½ of the costs.



*April D. Goeske, Clerk-Treasurer  
 W10919 County Road V  
 Lodi, WI 53555  
 Phone: (608) 592-4868  
 Fax: (608) 592-2024  
 Email 1: townoflodi@townoflodi.com  
 Website: www.tn.lodi.wi.gov*

**From:** Brian Henry <brian.henry@townoflodi.com>  
**Sent:** Saturday, July 25, 2020 12:59 PM  
**To:** April Goeske <april@townoflodi.com>; Jay Gawlikoski <jay@townoflodi.com>; Town of Lodi <townoflodi@townoflodi.com>  
**Subject:** Fire District Billing Formula



7.  
**ATTACHMENT D**

7.

**Roger Henn**

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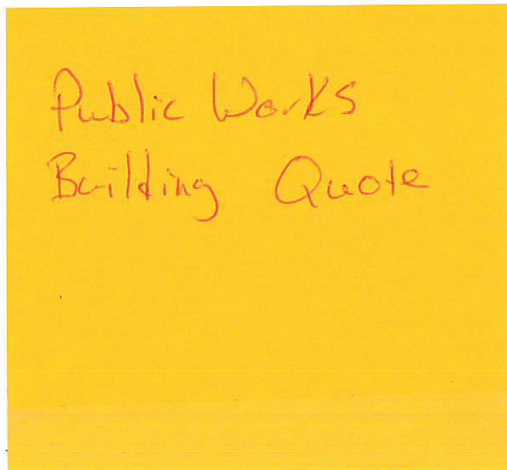
**From:** Mark Hirssig <MHirssig@clearybuilding.com>  
**Sent:** Tuesday, February 25, 2020 7:42 AM  
**To:** roger@townoflodi.com  
**Subject:** municipal building lodi town

Hi Roger : I spoke with our office and a rough budget per sq ft price has a lot of variables. If we are just doing an insulated shell of a building with steel exterior you can figure around 45\$ a sq ft. If the building includes interiors that are basic ( not a lot of frills ) you can figure 85-90\$ a sq ft. I hope this will give you a rough idea on pricing. When we get closer to a design on the building we can fine tune the pricing.

Thanks

Mark

Mark Hirssig  
Cleary Building  
608-444-5035



**8(a)**  
**ATTACHMENT E**

8(a)

**A Resolution against parking pad by Bay Drive residents.**

More than thirty Town of Lodi citizens attended a Lodi Park Commission meeting in December 2019 to tell the park commission not to sell Bay Drive Park then spoke of ideas for the passive designated neighborhood pocket park. A parking pad was not a consideration while the attending citizens were present and has been spoken against at every town board and park commission meeting since then.

On July 21, 2020 the Lodi Park Commission constructed a 15 x 40-foot gravel parking pad against the wishes of the Bay Drive tax-paying citizens.

This resolution and accompanying petitions call for Town of Lodi and Lodi Park Commission to remove the parking pad.

**Resolution**

Whereas the residents of Bay Drive have voiced their opposition to the parking pad in the Bay Drive Park since the park commission proposed the pad, and whereas Bay Drive is a dead-end street with Bay Drive residential traffic there are no safety issues.

And Whereas this small 62 by 142-foot park is intended mostly to be used by the neighborhood residents or users who are walking, therefore there is no need for a parking pad. Residents of Bay Drive request Town of Lodi Park Commission and Lodi Township to remove the 15 x 40 ' parking pad and we call for a vote.