



TOWN OF LODI

W10919 County Road V, Lodi, WI 53555
Phone: (608) 592-4868 Fax: (608) 592-2024
Email: townoflodi@townoflodi.com

TOWN BOARD

James Brooks, Chairman
Chad Wolter, Supervisor 1
Tom Marx, Supervisor 2
Marc Hamilton, Supervisor 3
Karla Faust, Supervisor 4

**TOWN BOARD MEETING MINUTES
TOWN OF LODI, WISCONSIN
TOWN HALL
W10919 COUNTY ROAD V
LODI, WI 53555**

MAY 25, 2021
6:00 PM

1. CALL MEETING TO ORDER & ROLL CALL

Meeting called to order at 6:34 PM by James Brooks.

ROLL CALL

Present

James Brooks
Karla Faust
Marc Hamilton
Thomas Marx
Chad Wolter

Absent

None

Administrative Staff

April Goeske, Town Clerk
Ashley Bestul, Deputy Town Clerk
Brian Ecklor, Public Works Director
William Morgan, Town Attorney-Murphy Desmond

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

3. CITIZEN INPUT

Spoke on Plan Commission vacancy:
Greg Morris

4. **MORRIS VARIANCE CSM:** Parcel 11022-1288 owned by Greg Morris at N2705 Tonja Drive. Owner proposes to replace existing garage with larger garage for storage needs thereby increasing building coverage on the property to greater than 20% of the lot. ~~Variance~~ CSM needed to Columbia County Ordinance Table 16-110-030 (1) Parcel and Building Standards in Residential Zoning Districts.

Attorney Morgan corrected Item 4 to Morris “CSM”.

A Motion was made by Marc Hamilton to approve the Morris CSM and seconded by Chad Wolter and the motion was **Passed**.

Ayes: Brooks, Faust, Hamilton, Marx, Wolter

5. **GARGANO TRUST CONDITIONAL USE PERMIT:** Parcel 11022-119 located at N2640 Summerville Park Road owned by Kathleen R. Gargano Revocable Living Trust; Applicant is Helen Dixon of Dixon Property Management LLC. Potential to rent the existing single-family residence on a short-term basis as a Tourist Rooming House. This requires a Conditional Use Permit per Table 12.110.02(1) of the Columbia County Zoning Code. The property fronts on Summerville Park Road and currently contains a single-family residence with garage. It is zoned R-1 Single Family residence.

Attorney Morgan spoke, any conditions wanted, will be sent to Columbia County for consideration.

Marx spoke, not opposed, wants the town to develop an ordinance and someone with enforcement authority to take burden off the Town Board. Gives residents a person to call for complaints.

Hamilton spoke, does not want a Constable. Wants an ordinance for yearly permit for Gargano.

Attorney Morgan spoke, no ordinance will be passed tonight. Just looking at Columbia County conditions and add to or not. Cap on one year is not able to be set on CUP, it runs with the property. Approval or denial, county will make final decision.

Faust spoke, understands residents’ concerns but believes it would be a perfect opportunity to for checks and balances, the community needs to get money back out of rentals already occurring. Not a negative for Airbnb.

Marx spoke, in favor of a constable for numerous problems in community.

Attorney Morgan spoke, this is not an approval process today, only recommendations for consideration.

A Motion was made by Marc Hamilton to approve the Gargano Trust Conditional Use Permit and seconded by Karla Faust and the motion was **Passed**.

Ayes: Brooks, Hamilton, Faust, Wolter

Nays: Marx

6. **RENEWAL OF ALCOHOL BEVERAGE LICENSES AND CIGARETTE & TOBACCO PRODUCTS LICENSES FOR THE 1-YEAR TERM OF JULY 1, 2021 THROUGH JUNE 30, 2022:**

- (a) AMARSON’S, INC. (d/b/a Harmony Grove BP)
N2695 Park Street
Rattan S. Ghotra, Owner/Agent

(1) Class A Combination Intoxicating Liquor & Fermented Malt Beverage

(2) Cigarette & Tobacco Products Retail License

- (b) FITZ'S PUB & GRILL, INC.
W11602 County Road V
Mark Obois, Owner/Agent
(1) Class B Combination Intoxicating Liquor & Fermented Malt Beverage
- (c) KD'S BAR & GRILL, LLC
N1434 Fair Street
Katie Larrabee-Lane, Owner/Agent
(1) Class B Combination Intoxicating Liquor & Fermented Malt Beverage
- (d) LUCKY'S ON THE LAKE, LLC
W11579 County Road V
Rodney Ripley, Owner/Agent
(1) Class B Combination Intoxicating Liquor & Fermented Malt Beverage
- (e) SUMMERVILLE, INC. (d/b/a Smokey Hollow Campground, LLC)
W9935 McGowan Road
Don Fulkerson, Owner/Agent
(1) Class B Combination Intoxicating Liquor & Fermented Malt Beverage
(2) Cigarette & Tobacco Products Retail License

A Motion was made by Thomas Marx to approve the renewal of Alcohol Beverage Licenses and Cigarette & Tobacco products licenses for the 1-year term of July 1, 2021, through June 30, 2022 (a) through (e) and seconded by Marc Hamilton, and the motion was **Passed**.

Ayes: Brooks, Faust, Hamilton, Marx, Wolter

7. **2021-2022 OPERATOR LICENSES:** Applications received to-date: Olivia Abbott, Brianna Bockover, Emily Cable, Bridget Clemens, Kristine Downer, Kayla Evens, Laynee Gander, Surjit Ghotra, Brooke Herschleb, Kristen Kluender, Melissa Larrabee, Michelle Larrabee, Lauren Mefford, Harmit Mirandpuri, Pashupati Poudel, Megal Purcell-Thill, Nichols Sommers.

A Motion was made by Chad Wolter to approve the 2021-2022 Operator Licenses as listed and seconded by Karla Faust and the motion was **Passed**.

Ayes: Brooks, Faust, Hamilton, Marx, Wolter

8. **TOWN ROADS (INCLUDING BUT NOT LIMITED TO):**

(a) **Clar-Mar: Informational**

Payant reviewed the Clar-Mar project. Added Turf Reinforcement Mat in ditch, it will be holding the grass. Added more pavement area towards the lake. Matched grade (11-13% Slope) on shoulder of South side to one foot. Estimate: \$106,339.00. Marx questioned if project was approved. Brooks asked April to research the past minutes. Resident spoke to keep changes to a minimum. April announced at the Nov. 4th Town Board meeting funds were designated to the project. Payant said the next step is to go to bid.

(b) **Petition for Columbia County Highway Aid**

Application Due June 1st for County Line Road. May not receive funds. Board Signed application.

9. **POSSIBLE CHANGE TO MONTHLY TOWN BOARD AND PLANNING COMMISSION MONTHLY MEETING DATES:** Plan Commission meeting on 5/11/21 approved moving the meeting date from the 2nd Tuesday of each month to the 4th Tuesday of each month, contingent upon the Town Board approving changing their meeting from the last Tuesday of each month to the 2nd Tuesday of each month.

A Motion was made by Thomas Marx to change the monthly Town Board and Planning Commission meeting dates and seconded by Karla Faust, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

10. **APPOINTMENTS**
(a) **Plan Commission**

Greg Morris spoke on his wish to be on Plan Commission and his experiences in the Community.

James Brooks to nominated Greg Morris for Plan Commission, Thomas Marx made a motion to Accept and seconded by Marx Hamilton, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

11. **TOWN OF LODI MUNICIPAL PROPERTY RENTAL**
(a) **Town Hall**
(b) **Okee Schoolhouse**

A Motion was made by Karla Faust to open the Town Hall and Okee Schoolhouse for rental and seconded by Thomas Marx, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

12. **LODI AREA FIRE DEPARTMENT COMMISSION INTER-GOVERNMENTAL AGREEMENT DRAFT CHANGES**

Faust spoke on FD Commission IGA. Brooks turned over IGA to West Point three weeks ago. Should not move forward with agreement till City of Lodi, Town of Lodi and Westpoint review IGA we were given. Brooks is unsure if everyone is going off most current agreement. Wants Bill Morgan (attorney) to review. April verified it is the most current draft being utilized. Marx asked if FD intent to have paid firefighters. Faust says no, not to her knowledge. Need two towns to agree.

A Motion was made by Marc Hamilton to table and seconded by Thomas Marx, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

13. **CLOSED SESSION PER WSS 19.85(1)(e) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.”** *Re: Site Selection Committee Findings*

A Motion was made by Chad Wolter to adjourn at 8:15 p.m. to closed session and seconded by Marc Hamilton, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

General discussion of the Closed Session topic ensued.

A Motion was made by Tom Marx to return to open session at 8:45 p.m. and seconded by Marc Hamilton, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

No action taken.

14. CLOSED SESSION PER WSS 19.85(1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Re: Damage to employee vehicle at transfer site

A Motion was made by Tom Marx to adjourn at 8:47 p.m. to closed session and seconded by Karla Faust, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

General discussion of the Closed Session topic ensued.

A Motion was made by Tom Marx to return to open session at 9:18 p.m. and seconded by Karla Faust, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

A Motion was made by Marc Hamilton to direct Attorney William Morgan to draft a letter of reprimand to former chairman Brian Henry regarding releasing unauthorized funds and seconded by Karla Faust, and the motion was **Passed**.
Ayes: Faust, Hamilton, Marx, Wolter
Nay: Brooks

15. CLOSED SESSION PER WSS 19.85(1)(c): “Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.” Re: Clerk/Treasure April Goeske contract

A Motion was made by Chad Wolter to adjourn at 9:21 p.m. to closed session and seconded by Karla Faust, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

General discussion of the Closed Session topic ensued.

A Motion was made by Marc Hamilton to return to open session at 9:57 p.m. and seconded by Tom Hamilton, and the motion was **Passed**.
Ayes: Brooks, Faust, Hamilton, Marx, Wolter

No action taken.

A Motion was made by Karla Faust to Table the remaining Agenda items to the June 8, 2021 meeting, at 9:58 p.m. and seconded by Marc Hamilton, and the motion was **Passed**.

Ayes: Brooks, Faust, Hamilton, Marx, Wolter

16. OKEE SCHOOLHOUSE FOUNDATION FAILURE:

17. MINUTES, FINANCIALS & REPORTS:

(a) **Town Board Meeting Minutes:**

(b) **Revenues vs. Expenditures:**

(c) **Payment of Bills:**

(d) **Building Reports:**

18. CHAIRMAN/COMMISSION/COMMITTEE/DEPARTMENT REPORTS:

(a) **Chairman Report:**

(b) **Transfer Site:**

(c) **Public Works:**

(d) **Plan Commission:**

(e) **Park Commission:**

(f) **LAFD Commission:**

(g) **LAEMS Commission:**

19. UPCOMING MEETING DATES

Next Town Board Meeting June 8, 2021.

20. FUTURE AGENDA ITEMS

Mask wearing in the Town Hall

Airbnb Ordinance

21. ADJOURN

A Motion was made by Thomas Marx to adjourn at 10:00 p.m. and seconded by Marc Hamilton, and the motion was **Passed**.

Aye: Brook, Faust, Hamilton, Marx, Wolter

April D. Goeske, Clerk-Treasurer

Ashley Bestul, Deputy Clerk