



TOWN OF LODI

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PLAN COMMISSION

Kristopher Krause
Robert Robbins
Jack Pfister
Greg Morris
James Brooks
Marc Hamilton

PLAN COMMISSION MEETING

Tuesday, November 23, 2021

6:00 PM

@ LODI TOWN HALL

Pursuant to WSS 19.84 the Town of Lodi Plan Commission will hold a meeting at the above date and time via location listed. It is possible that members and possibly a quorum of members of other governing bodies of the Town may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in this notice.

Minutes

Committee Members present: Kris Krause-Chair, James Brooks, Jack Pfister, Greg Morris, Marc Hamilton

Missing: Bob Robbins

Kristi McMorris, Clerk

Attorney Bill Morgan

Community members present: Dan Hellenbrand, Jim Hellenbrand, Jan Clingman

1. Call to order & roll call: 6:00pm Kris Krause

Discussion, Review and any Action on the following:

2. Hellenbrand Land Division and Rezone
 - a. Preliminary Discussion

Discussion:

Dan, family has been here since 1964. We are running our business from our property and haven't had complaints until recently. We would like to rezone. There is nowhere else in township to move to that would allow us to run our business. Alternative would be to leave township which would not be first choice.

Jim Hellenbrand is looking to purchase land from his father and join .5 acres of current land to purchase lot and build a home.

Krause: Plan commission is unaware of complaints.

Dan: Mitchell's are the ones that complained we are running a business on ag land.

Pfister: Is there a conditional use permit currently?

Dan: Not yet. County said not to get one yet since we are already operating.

Krause: There are two businesses running from here. Docking business and Sealing businesses. One CUP wouldn't cover both businesses, only one. County just came up with new CUP for boat/dock storage. 6-month storage window.

Had a nice conversation with the County. Went through history on a 45-minute conference call. The County said that if the town has interest in doing this, we can work something out.

If you rezone any amount of land to commercial, you must maintain density. You would need to have 5.3 acres to restrict to commercial.

Brooks: There is an elephant in the room that needs to be addressed. Mitchell's are not the only ones complaining. 2 or 3 others are prepared to come out and complain as well. They are also complaining about another property on 113 that is running a business and burning as well. The big issue is that there are at least 2 people complaining and could turn into more.

Krause: There are a lot of businesses being run out of people's houses in the township.

Hamilton: Would enclosing the property be an option?

Dan: We could put trees up. We could definitely landscape/shield it with something.

Dan: Regardless of what happens, I will have an acre of storage and get a permit for it.

The burning is done. It is filled in and will not happen again.

Dan: I have many supporters all around Lake Wisconsin. I can get a petition if the town would like.

Brooks: I would prefer to see a petition. I am not in favor of this. I would rather see your business come over here by the town hall. I see that area where it currently is as residential.

Krause: There are more homes permitted to be built around the town hall than where they are currently at.

Brooks: In my opinion, we need to look at the 2030 comprehensive plan and establish an industrial park.

Krause: The Comprehensive plan says that the town does not want industrial or residential growth. If the town board wants to change this, they can certainly do an amendment.

Hamilton: I see value in having business next to where you live. I don't think moving it will do anything but make Bill happy. Putting a fence is at least an attempt to hide it. It can at least show the public there is an attempt. There is a lot of expense to move the business.

Krause: This is not tillable land. If I were looking for places in town for the business to move to, I would look for non-tillable land. **Krause to Morgan,** have you seen this in the Madison area? **Morgan,** no I haven't.

Dan can get a permit from county to store the docks for the season. The complaints won't stop at that point if it's legal.

Clingman, did Mitchell complain 15-20 years ago? **Dan,** no. They cut their trees down last year.

Hamilton, does Don's Marine have 1 parcel?

Krause: Yes. They are in the town of Lodi. They are all commercial.

Krause: Fear with rezoning is, what could it turn into when this business leaves? We would want to consider this too. What limitations do we want to put on it?

Dan: It would be light commercial.

Morris: Would we want two businesses on the land?

Morgan: It cannot be contingent if they leave. Zoning stays with the land.

Brooks: Complaints range from everything down to the house being a duplex not single living home.

Jim is removing the existing house and building a new home to move into.

Krause to Plan Commission members: Is this something you are interested in putting time and effort into it?

Pfister: We need a plan that appeases some of the concerns these people bring to us for me to give it a pass?

Morgan to Hellenbrand: Have you met with them to try and talk it out?

Hellenbrand: I have tried. I got yelled at.

Brooks: They will need a moderator.

Brooks: Mitchell's have come to me and I did not call them to tell them of this meeting. I am not ganging up on you.

Hamilton: They have come to me 4 or 5 times. I would like to work this out. I don't want to see the business go. I think it is worth us looking at.

Brooks: I would be willing to sit down with them to see if there is anything they could do help this situation like planting trees.

Pfister: I think that would have been more appropriate at the initial formal meeting.

Krause: Put a plan on how you would shield the view and get petition together.

Morgan: I view this like a developer going into a neighborhood with a polished plan.

Pfister: You are an existing business, and we aren't here to put you out of business.

Jim: As far as my house goes, where do I go from here?

Krause: They are related, you could advance the house and get it going, when you go to do the rezone, you will have to have the additional land for commercial. It would take a CSM and an attorney to craft the language for the easement.

3. Approve meeting minutes of September 14, 2021, September 28, 2021, and October 26, 2021.

Discussion: Pfister, I would like to see more of the language that led us to the decision in the minutes.

Motion: Pfister/Brooks to approve 9/14 minutes

Vote: 5-0

Motion: Hamilton/Pfister to approve 9/28 minutes

Vote 5-0

Motion: Pfister/Morris to approve 10/26 minutes

Vote: 5-0

3. Adjourn

Motion to adjourn Brooks/Hamilton at 7:25pm

Vote: 5-0

Kristi McMorris
Clerk

WEBSITE & POSTED: 11/22/2021 | 9:30AM