



TOWN OF LODI

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PLAN COMMISSION

Kristopher Krause
Robert Robbins
Jack Pfister
Greg Morris
Steve Neander
Mike Keller
Tom Marx

PLAN COMMISSION MEETING

Tuesday, May 28, 2024
6:00 PM @ LODI TOWN HALL

MINUTES

- 1. Call to order & roll call.** Chair Krause called the meeting to order at 6:00 pm. Upon roll call present: Morris, Neander, Krause, Pfister, Marx and Keller. Absent: Robbins- excused. Also present: ACT Benish, Town engineer Blazek. Quorum present.
- 2. Notice of compliance with open meeting laws.** Notice of meeting was duly posted on May 23, 2024. Notice was published and posted on the Town Website and Town Bulletin Board in conformance with Wis. Statutes §19.84 (b)(2). Duly posted.
- 3. Citizen Input. None.**
- 4. Discussion/Possible action on Conditional Use Permit request of A to Z Properties: Shane Johnson agent: for property located at: W11517 County Rd. V., Lodi, WI 53555 parcel #11022 267.05.** Shane & Amy Johnson present. Johnson's are under contract to purchase Gallagher property at W11517. They own W11527, next door, for past the year. Krause reviewed new ordinance that requires 1 year ownership and 1000' from another short term rental, in this case, the Wetzel's. Discussion: property is caught in transition of new ordinance passage. It currently does not meet new ordinance requirements without a variance. Ordinance needs to be reviewed and possible amendment to include language on properties already with a CUP for short term rental being grandfathered in when sold. *Pfister/Marx move to table this item until legal counsel review on grandfathering in pre-existing properties. Motion approved unanimously.*
- 5. Discussion/Possible action on Variance request of James & Rebecca Fitzgerald, for property located at: N2816 Summerville Park Rd., Lodi, WI 53555 parcel #11022 154.** Rebecca and James present. Discussed need to change property to accommodate changes for retirement/aging. Discussed addition needed. Property is already a legal non-conforming property with zero lot line to the east. Proposed addition meets setbacks, but building does not meet setback areas. *Neander/Keller motioned to recommend to the Town Board the variance as presented, as it does not change existing footprint and mitigation efforts can be made.* Discussion: Keller recommended other suggestions to bring the property more into compliance. *Motion passes by majority 5-1.* Pfister in dissension.
- 6. Discussion/Possible action on Variance request of Cin Mac Properties, Mac McDonald agent: for property located at: Deer Run Drive, Lodi, WI 53555 parcel #11022 1345.** Mac McDonald present. Property purchased in 1977; wants to split lot to those similar; wants to duplicate lot sizes on Deer Run and Lakeview. Discussion: What's the hardship? Money; not a hardship. Creating another lot brings in another taxable property to the Town. Krause believes a constructability issue with the steep slopes; can't disturb lots with over 20% slope, this lot has it. No development plan in front of the commission to look at. Lots built on fill in the "fingers" and even 4 lots down. *Morris/Pfister*

motion to deny variance request. Discussion: Marx can understand building, lot division should be considered separate from plan. Krause: ordinance has stipulation to request development plan view before approving. Marx agrees but maybe table item until review of plans and then decide. Mac can get a plan together and shoot elevations and address slope, but would the commission be amenable to approving? Can't commit to that until a plan is received. *Pfister withdraws his second to the motion. Motion dies. Pfister/Keller motion to table this until a plan can be received. Motion passes by majority 5-1. Morris in dissension.* Benish to review minutes of past discussion of lots.

7. **Discussion/Possible action on Driveway variance request of Daniel Duren for property located at: Spring Ridge Court, Lodi, WI 53555 parcel #11022 1592.09.** Daniel Duren present. Purchased lot in Spring Ridge development; wants to put up a 56 x 36 toy shop; easement runs through the property creating a hardship for driveway to cross over water easement. Discussion: what is presented is really the best scenario for the lot. *Marx/Pfister motion after discussion no planning commission decision necessary. A Driveway application should be filed with the Town. No action required by the Plan Commission. Motion approved unanimously.*
8. **Discussion and possible action to approve meeting minutes of April 23, 2024.** *Marx/Keller to approve minutes as presented. Motion approved unanimously.*
9. **Adjourn.** *Keller/Morris motion to adjourn. Motion approved unanimously. Meeting adjourned at 7:53 p.m.*

Respectfully submitted,

Shellie Benish

Shellie Benish, WCMC
Administrator/Clerk/Treasurer