



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

PUBLIC HEARING NOTES

Date Posted: **May 21, 2021**
Project Name: **Gargano Trust Conditional Use Permit**
Applicant: **Helen Dixon of Dixon Property Management LLC**
For: **Tourist Rooming House**
Location: **N2640 Summerville Park Road**
Parcel: **11022-119**
Date and Time: **May 25, 2021 at 5:30 PM**
Place: **Town of Lodi Town Hall & VIA ZOOM**

CALL TO ORDER

Chairman James Brooks called the Public Hearing to order at 5:30 p.m. to receive public comment regarding the application of Dixon Property Management, LLC for a Conditional Use Permit regarding Tourist Rooming House.

ROLL CALL

Board Members Present:

James Brooks
Karla Faust (5:40 PM)
Marc Hamilton
Thomas Marx
Chad Wolter

Board Members Absent:

None

Administrative Staff Present:

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

AUDIENCE COMMENTS

Spoke in Support of Gargano Trust CUP:

Kathy Gargano
Joe Gargano
Helen Dixon

Tommy Van Ness

Spoke in Opposition of Gargano Trust CUP:

Yvonne (Bunni) Orr
Martha Alberti
Joe Fobes
Robert Satterfield
Jeremy Ross

Written Public Comment in Opposition of Gargano Trust CUP:

Kay Anderson
“As a full time resident of 13 years at sticky bay/Okee I object to having an Airbnb as a neighbor.”

Spoke otherwise on Gargano Trust CUP:

Chris Goodwin

Did not speak:

Greg Morris
Andrezej Kliczak
Michael Payant
Michael Mancheski
Carole Tuschen
Jim Tuschen
Vincent Tuschen
Wendy Fanning
Jim Fanning

Did not speak (ZOOM):

Darrell Statz
Carol
Dan Davison
Stu Blake
Monica Simpson

Did not speak (ZOOM): In support of Gargano Trust CUP:

“Yes To Airbnb”

GARGANO TRUST CONDITIONAL USE PERMIT (CUP): 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 attached garage. It is zoned R-1 Single Family residence.

Ivan Orr: Spoke in opposition to Airbnb. Next door to property. Affects her greatly.

Joe Fobes: Spoke in opposition. Imagine if 20-30 properties want to have Airbnb?

Martha Alberti: Spoke in opposition Airbnb, pple fishing off pier (campground vacationers), lots of traffic/activity, firewood missing from yard, will not improve neighborhood.

Joe Gargano: Property owners, spoke for Airbnb.

Kathleen Gargano: understands vacationers coming into a neighborhood, neighbors have her phone no. to call with any issues. She is in Madison, can be up in 30minutes. Will not put up with disturbances. Min. of 3 nights, \$300 security deposit, (1200\$) hopes this will deter partiers, call police but Kathleen will take care of first.

April: CUP can be cancelled if Columbia County Zoning receives complaints from town residents or reports of calls responded to by Columbia County Sheriff; this would be a violation of their CUP.

James Brooks: Discussed first Airbnb attempt, 15-20 talked against at that time. If Town votes for it, Town will have more control of situation, as well as Columbia County.

Bob Satterfield: Spoke against. Why doesn't the Town have Zoning Ordinances?

Tom Marx: Have never known the County to approve a permit that the Town has recommended not be approved.

Tommy Van Ness: Real Estate Agent, spoke for Airbnb. Vouched for the Gargano family. Great area, great for tourism. Airbnb has ratings and has someone to check out the rental. Lots of rentals already in the area, Gargano doing this properly. Airbnb will report renters who are make disturbances.

Karla Faust: Spoke for Gargano. own home on castle rock lake, VRBO rents out. No issues with renting. Has permanent neighbors on either side. 99% pple cared for the property and left better than received. Vet the renters. Responsibility falls on property owner.

Kathleen Gargano: Spoke she will do anything that is reasonable to make neighborhood comfortable with Airbnb.

Marc Hamilton: Spoke for Airbnb. Great opportunity to police it, trial run. Will get the sales tax. Need regulations to control.

Tom Marx/April: if have renters now, and there are no complaints....

Faust: Fine pple or send notices.

Attorney Morgan: once town creates ordinance if violations Town can revoke conditional use permit. Same with Columbia County. Cannot adopt an ordinance not allowing Airbnb, goes against County.

April: Spoke for Airbnb.

Wolter: either way can't control.

Bob Satterfield: Asked if allowed, will it help Town to make other rentals in compliance? Brooks-responded yes.

Tom Marx: suggest obtaining a Town Constable.

Helen Dixon: read examples of renters who want to rent their Airbnb.

Chris Goodwin: Spoke otherwise on Airbnb, situations in past years with Sheriffs and DNR called. One weekend, 60 boats on sandbar. Live in the area full time, with kids. Wants guidelines for rentals. Understands Orr's point of view.

Jeremy Ross: Has stayed in Airbnb's before, costs can look large, but if split with a lot of pple it is affordable. Addressed that Faust said she had problems. Never know what are going to get with rentals, neighbors "you know what you got".

Marc Hamilton: spoke to Ross, can use Airbnb's but do not want one next door?

Joe Fobes: wants a yearly permit. Does not want college students. Wants power with the Town, adopt ordinance.

Helen Dixon: Lucky's thanked them for sending renters to restaurant. Wants to incorporate the local business. Not all renter situations are bad experiences.

Martha Alberti: 1974 when brought property, thought there were deed restrictions could not rent properties for more than a month. Attorney Morgan replies, that is an individual property.

Public Hearing adjourned by James Brooks at 6:29 p.m.