



# 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, January 30<sup>th</sup>, 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: Robbins, Morris, Neander, Krause, Keller, Pfister and Marx. Also present ACT Benish, Town attorney Morgan, Town Engineer Blazek.
2. **Notice of compliance with open meeting laws.** Notice of meeting was duly posted on January 24, 2024. Notice was published and posted on the Town Website and Town Bulletin Board in conformance with Wis. Statutes §19.84 (b)(2). Duly noticed.
3. **Citizen Input\*\***
  - a. Dan Duren: 3027 Castleton Crossing, Sun Prairie: 608-837-4750 new home planned in the new subdivision of Anderson. Will need to apply for a variance and demonstrate hardship for a second driveway, provide plans. Provide to Krause for review and he will get back to owner.
4. **Introduction of New Town Engineer, Gary Blazek, Vierbicher.** Welcome Aboard! Work for Vierbicher, 100 people in the operation and just acquired Green Bay. Does municipal, private, and public works projects. His specialty is municipal. Happy to be here. Members of the Plan Commission introduced themselves to Gary.
5. **Discussion/Possible action Conditional Use Permit request of Pools & Properties, LLC – Brett Huston applicant. Parcel # 11022-682.16 located at: N710 State Hwy. 113, Lodi, WI.** Brett and Renee present and recapped history for request to do a retreat for quilters/crafters. Self-management planned; benefit to local businesses/economic value; quiet time adjusted as a buffer to get them there; 3 vehicles restricted to by County comments; no pets planned; 24-hour contact and back up if owners on holiday. Discussion of fire pits, campers, pets. Modification to County Summary of number 4- No fire pits; Add a #17- No pets; noncompliance will be revocation of conditional use permit – County issues Conditional Use so it would be their non-compliance measures to pull permit. Permit is in perpetuity unless property sells. Discussion on permit fees if Town ordinance is enacted. *Neander/Keller motion to approve recommendation to Town Board with County Summary Report conditions and 2 modifications as discussed. Motion approved.*
6. **Discussion/Possible action on variance request of Donald Denure: Parcel #11022-925 located at W10958 West Harmony Dr., Lodi.** Owner not present. Mr. Denure was informed in person of the meeting date on January 5<sup>th</sup>. Variance request is after carport was installed by applicant. No building permit issued. What happens next. We order it removed and take it to court. Keller brought up application and the possibility of lying on it for non-conforming uses on property. *Pfister/Morris to recommend denial of variance application to the Town Board. Motion passed 7-0.*

7. **Discussion/Possible action on CSM request of Patrick Viste. Parcel #11022-425.B located at Ryan Rd., Lodi.** Tyler Bergstrom surveyor presenting for owner. Discussion on shed, vent and drain field for lot one; easement for drain field discussed; flag lot creation; vent in easement need; existing vent pipe to come out. *Marx/Morris recommend approval of the CSM to the Town Board. Motion passed 7-0.*
8. **Discussion/Possible action on Short Term Rental Ordinance Draft.** Discussion on County granting conditional use permits for short term regardless of Town's comments; statutory authority lies within the Town to create the ordinance; other ordinances discussed for fees, terms; enforcement action for noncompliance heavily discussed; fee per rental; room tax and creating ordinance on room tax; no trust of County to enforce; 60-day reality of adoption; funnel questions/comments to attorney Morgan. Send Shellie comments to funnel to Morgan; Pfister previously sent comments; have draft with changes for February Plan Commission meeting.
9. **Discussion and possible action to approve meeting minutes of December 26, 2023.** *Marx/Robbins to approve minutes as presented. Motion passed 6-0. Pfister abstained due to absence.*
10. **Next meeting.** Tuesday, February 27<sup>th</sup> at 6 p.m.
11. **Future Agenda items:** McIntyre CSM; short term rental ordinance.
12. **Adjourn.** *Pfister/Keller motioned to adjourn. Motion passed 7-0. Meeting adjourned at 7:58 pm*

Respectfully Submitted,

*Shellie Benish*

Shellie Benish, WCMC  
Administrator/Clerk/Treasurer