

To: Lodi Plan Commission
From: Steve Tremlett, Zoning Administrator
Subject: Riedesel Land Division Application – CSM, Zero-lot-line Duplex
Date: April 9, 2020 (updated from April 2nd memo)

Request

Approval of a Land Division Application and CSM to create a zero-lot-line duplex for parcel 11246-770.45, 641 Sunset Dr. and 311 Dale Dr.

Background Information

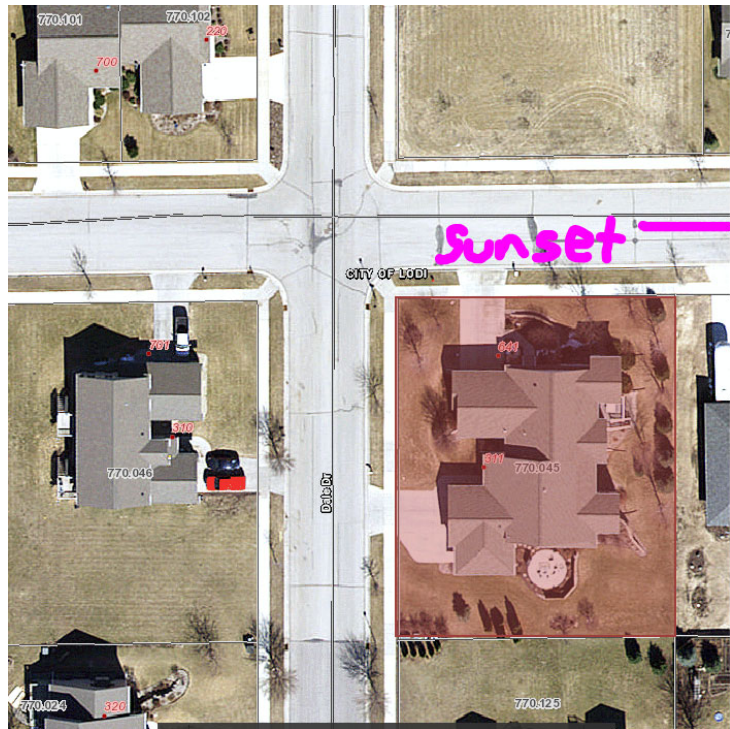
This is an existing developed lot zoned R-2 in the Third Addition to Ridgestone Valley Subdivision. The lot is a traditional duplex.

Applicable Zoning & Development Code Regulations

- Chapter 300-12, Subdivision of Land, Certified Survey Maps.
- Chapter 340-28, R-2 Single- and Two-Family District.
- Chapter 340-66.1. Zero-lot-line dwelling unit construction.

Consistency with the City’s Comprehensive Plan

The City’s Future Land Use Map identifies the area as Low Density Residential. No comprehensive plan amendment is necessary to approve this CSM.



Impacts to Adjacent Properties

None identified the property is already used as a duplex.

Consistency with the City’s Zoning and Subdivision Code

Zero-lot-line Duplex is a permitted use in the R-2 zoning district, and meets the minimum lot width, lot size (per unit), and building setbacks. The property has two water laterals, but has only one, shared sanitary sewer lateral. Per

MEMO

April 9, 2021

Chapter 340-66.1, the applicant must request a waiver and draft a protective covenants to address maintenance and repair of shared laterals.

Recommendation

Recommend **conditional approval** of the Land Division Application and CSM, per the following conditions:

1. The Certified Survey Map shall be recorded with a (common wall) written agreement at Columbia County. Such written agreement shall provide that it may not be terminated, amended or otherwise altered without the approval of the Common Council. Said agreement shall be subject to Zoning Administrator approval and be recorded by the developer against all affected properties and continually maintained by the property owners.
2. A request to waive the separate sewer lateral requirement shall be approved by the Common Council through protective covenants, addressing the maintenance and repair of shared or common sewer lateral. This should be recorded with the Certified Survey Map to establish a written agreement between owners on of use and maintenance of shared or common laterals to the sewer main.

Sincerely,
MSA Professional Services, Inc.



Stephen Tremlett, AICP, CNU-A
Zoning Administrator

Enc:

- Riedesel Land Division Application & CSM

City of Lodi Land Division Application

◆ 130 South Main Street, Lodi, WI 53555 ◆ Phone (608) 592-3247 ◆ Fax (608) 592-3271 ◆ www.cityoflodi.us ◆

The City of Lodi Plan Commission meets on the second Tuesday of the month at 6:30 p.m. in the Council Chambers of Lodi City Hall. This form must be submitted to the City Clerk with the items listed in the checklist below 28 days prior to the Plan Commission meeting for staff review and agenda placement (plat sketch plans may be submitted 10 days prior). The review process will not begin until an application is determined to be complete and the appropriate fee is paid to the City Clerk. In addition to the requirements of this application, the applicant or their agent should attend the Plan Commission meeting to answer questions. Applicants are encouraged to present a preliminary sketch plan to the Plan Commission for discussion prior to commencing professional services for the creation of a Certified Survey Map or preliminary plat. All land divisions shall comply with the requirements of Chapter 300 of the City Code. If you have any questions about procedure or requirements, please contact Steve Tremlett, Zoning Administrator, at (608) 242-6621 or stremlett@msa-ps.com.

Owner Name(s): Charles and Susan Riedese	
Applicant Name (if different than above):	
Project Address: 641 Sunset Dr. / 311 Dale Dr.	Parcel #(s): 11246 770.045
Applicant Address (if different than above): 641 Sunset Dr., Lodi WI 53555	
Applicant Email: chuck@mymilestoneplan.com	Surveyor: Grothman
Surveyor Phone: (608) 742-7788	Surveyor Email: jgrothman@grothman.com
Current Zoning: R2	Existing Use of Property: 2 family duplex
Development Size: 0.48 acres and 2 lots	Acres Remaining in Parent Parcel: 0.22 ± 0.26
Proposed Zoning:	Plat Name:

Land Division Submittal Checklist:

Fee (see information at right)	<ul style="list-style-type: none"> Sketch Plan: No fee. CSM: \$100 plus \$100 per lot over 2 lots. Preliminary Plat: \$200 plus \$40 per lot. Final Plat: \$150 plus \$40 per lot. The City may, under §300-10, require establishment of an escrow fund to pay for review costs.
Complete Application (this page)	
Sketch plan/CSM/Plat (one hard copy)	
Letter of Intent/Project Description (one hard copy)	
<small>Note: Prior to approval by the City Council, applicants must submit an electronic file compatible with the City's mapping software (acceptable file formats are .dwg, .dgn, or .dxf). If applicant does not submit an electronic file the City Engineer will determine the cost for updating the City's computerized maps, and require payment from the applicant.</small>	

Applicant Signature:  **Date:** 3/12/2021

Owner Signature:  **Date:** 3/12/2021

For Staff Use Only

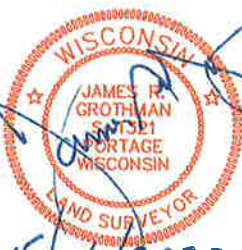
Date Received: 3/16/21	Fee Amount: \$100 ⁰⁰	Paid? CK # 3213
Project to Appear before Plan Commission on:		PH Publication Dates:
Plan Commission Recommendation: <input type="checkbox"/> Denied <input type="checkbox"/> Approved Subject to:		
City Council Decision: <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Res # _____) Subject to:		

As prepared by:

G GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLUFER STREET, P.O. BOX 375 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 420-182

DRAFTED BY: A. JEROME

CHECKED BY: RC

PROJ. 420-182

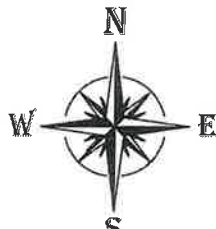
DWG. 420-182 SHEET 1 OF 2

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

LEGAL DESCRIPTION

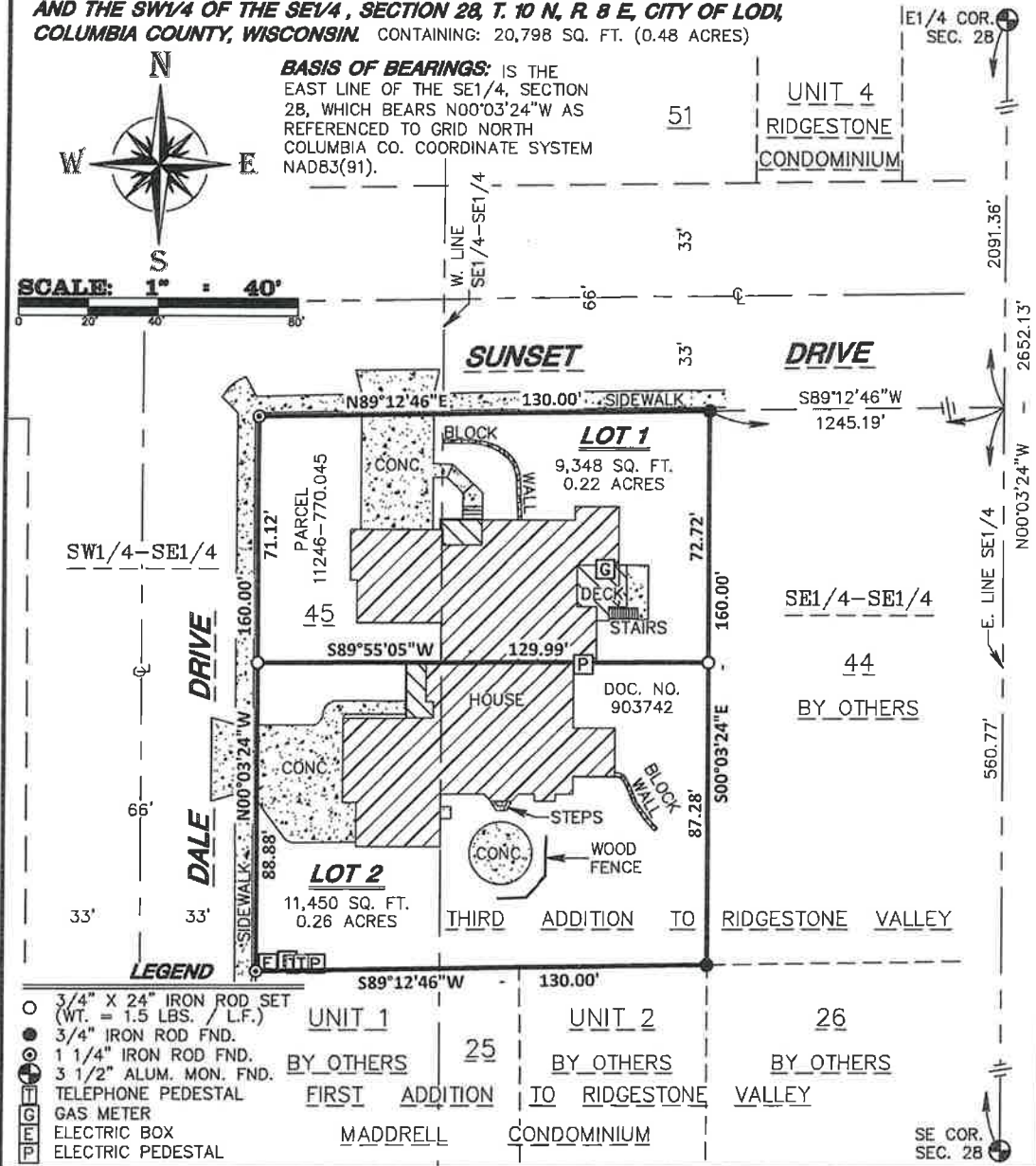
BEING LOT 46, THIRD ADDITION TO RIDGESTONE VALLEY, LOCATED IN THE SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4, SECTION 28, T. 10 N, R. 8 E, CITY OF LODI, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 20,798 SQ. FT. (0.48 ACRES)

Volume _____ Page _____



BASIS OF BEARINGS: IS THE EAST LINE OF THE SE1/4, SECTION 28, WHICH BEARS N00°03'24"W AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NADB3(91).

SCALE: 1" = 40'



- LEGEND**
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
 - 3/4" IRON ROD FND.
 - ⊙ 1 1/4" IRON ROD FND.
 - ⊕ 3 1/2" ALUM. MON. FND.
 - ⊞ TELEPHONE PEDESTAL
 - G GAS METER
 - E ELECTRIC BOX
 - P ELECTRIC PEDESTAL

UNIT 1 BY OTHERS 25 UNIT 2 BY OTHERS 26
 FIRST ADDITION TO RIDGESTONE VALLEY
 MADDRELL CONDOMINIUM

OWNER/CLIENT: CHARLES W. AND SUSAN K. RIEDESEL
311 DALE DRIVE
LODI, WI 53555

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE PORTAGE: (608) 742-7789 SAUK: (608) 544-8577
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

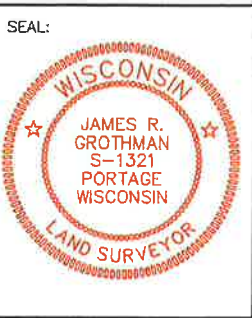
G & A FILE NO. 420-182

DRAFTED BY: A. JEROME

CHECKED BY: RC

PROJ. 420-182

DWG. 420-182 SHEET 2 OF 2



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

LEGAL DESCRIPTION


Volume _____, Page _____

BEING LOT 45, THIRD ADDITION TO RIDGESTONE VALLEY, LOCATED IN THE SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4, SECTION 28, T. 10 N., R. 8 E., CITY OF LODI, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 20,798 SQ. FT. (0.48 ACRES)

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Professional Lands Surveyor, do hereby certify that by the order of **Charles W.** and **Susan K. Riedesel**, I have surveyed, monumented, mapped and divided Lot 45, 3rd Addition to Ridgestone Valley located in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, Section 28, Town 10 North, Range 8 East, City of Lodi, Columbia County, Wisconsin. Containing 20,798 square feet, (0.48 acres), more or less. Being subject to servitudes and easements of use or record if any.

I **DO FURTHER CERTIFY** that this is a true and correct representation of the exterior boundaries of the land surveyed and the division of it and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Lodi Subdivision Ordinance to the best of my knowledge and belief.


JAMES R. GROTHMAN
 Professional Lands Surveyor, No. 1321
 Dated: May 4, 2020
 File No. 420-182

COMMON COUNCIL RESOLUTION

RESOLVED THAT the Certified Survey Map in the **City of Lodi**, Columbia County, Wisconsin is hereby approved by the Common Council.

 Mayor Date

I **HEREBY CERTIFY** that the foregoing is a copy of a Resolution adopted by the Common Council of the **City of Lodi**, Wisconsin, this _____ day of _____, 20____.

 City Clerk Date

OWNER/CLIENT: CHARLES W. AND SUSAN K. RIEDESEL
 311 DALE DRIVE
 LODI, WI 53555

3/12/2021

Letter of Intent/Project description

Charles Riedesel and Susan Riedesel, owners of Lot 45, Third Addition to Ridgestone Valley in the City of Lodi with a physical address of 641 Sunset Dr./311 Dale Dr. would like to split the existing property into two, zero lot line units, each with a separate legal description and tax parcel number.

The unit is occupied as two separate single-family homes and is located on a corner lot. Each unit contains separate utilities metering. The new unit will contain a common wall. A Common Wall Agreement, drawn up by Paul Johnson of Boardman & Clark, will be executed by both occupants.

A Certified Survey Map (CSM) completed by Grothman & Associates is attached.

Lot 1 of the CSM shall maintain the 641 Sunset Dr., Lodi WI address.

Lot 2 of the CSM shall maintain the 311 Dale Dr., Lodi WI address.

This request is consistent with adjacent homes and is permitted in the current R2 Zoning of the existing lot.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Riedesel', written in a cursive style.

Charles Riedesel