

**To:** Lodi Plan Commission  
**From:** Stephen Tremlett, AICP, Zoning Administrator  
**Subject:** Certified Survey Map, Parcel # 770.902 (Zero-lot-line Duplex)  
**Date:** February 26<sup>th</sup>, 2026

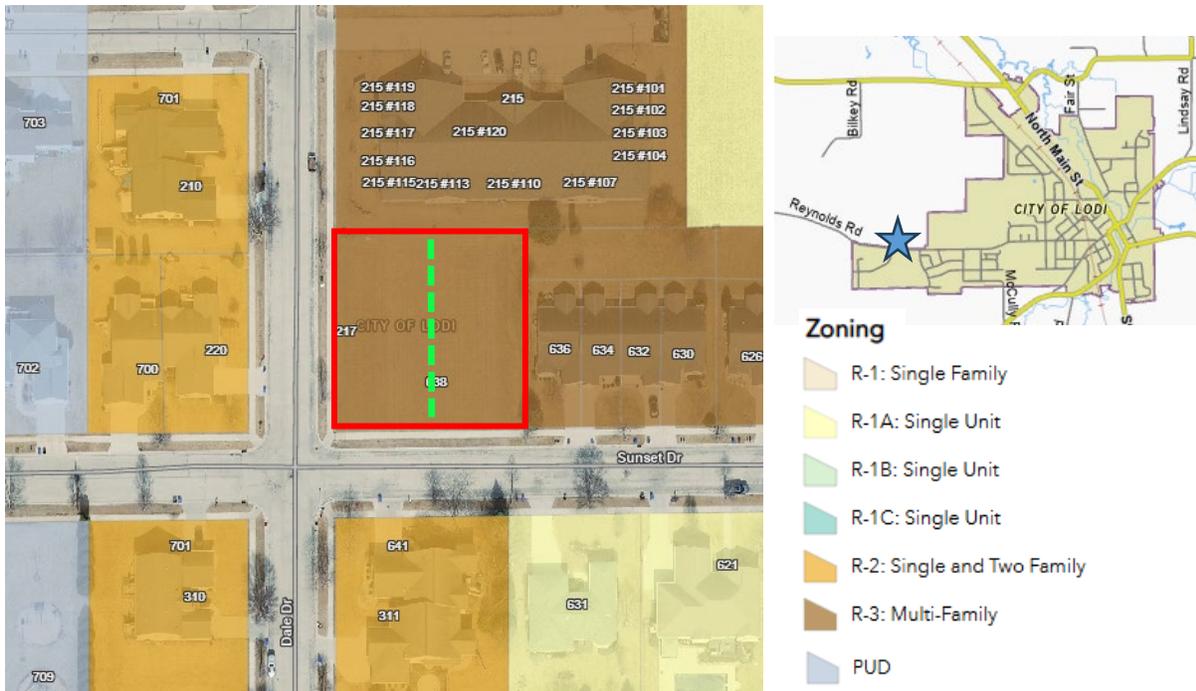
**Request**

Applicant Barry Bodendein is requesting approval of a CSM for Parcel # 770.902, 638 Sunset Drive, to create a zero-lot line duplex. *Note: this building is under construction currently.*

Refer to attached application.

**Background Information**

This lot (shown below in red) is located at the corner of Sunset Dr. and Dale Dr. and is currently being developed by property owner Iron Gate Instruments LLC. The property is zoned R-3 (Multiple-Unit District). The applicant’s proposal is to split the parcel at the common wall (identified below by the green dashed line). The new lots would be approximately 0.25 acres each, with 72 feet of frontage per lot on Sunset Drive. The units will be roughly 1,650 feet in floor area.



**Applicable Zoning & Development Code Regulations**

- Chapter 300-12, Subdivision of Land, Certified Survey Maps.
- Chapter 340-29, R-3 Multiple Unit District.
- Chapter 340-66.1, Zero-lot-line dwelling unit construction.

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### **Consistency with the City's Comprehensive Plan**

The City's Future Land Use Map identifies the area as Neighborhood Residential. No comprehensive plan amendment is necessary to approve this application.

### **Impacts to Adjacent Properties**

None identified, as this will not change the intended function or use of the property.

### **Consistency with the City's Zoning and Subdivision Code**

The parcel is zoned R-3 Multiple Unit District, which allows ZLL (Zero-lot-line) duplexes as a permitted use. For 'Zero-Lot-Line' Duplex Lots, the following minimum standards apply and are met by the proposed CSM:

1. (MET) Minimum Lot Area: 4,500 Square Feet (per unit)
2. (MET) Minimum Lot Width: 42.5 Feet (per unit)
3. (MET) Minimum Setbacks
  - a. Front Yard: 20 Feet
  - b. Rear Yard: 25 Feet
  - c. Side Yard: 6 ft, except 0 feet on common wall
4. (MET) Minimum Floor Area Per Unit
  - a. 2+ Bedrooms: 1,000 Square Feet

For Zero-lot-line developments in all zoning districts, Lodi requires the developer to provide a signed agreement in recordable form between the owners of record specifying the following:

1. Maintenance standards for the common walls.
2. Maintenance and replacement standards for all exterior surfaces of the building.
3. Agreement to maintain a neat and harmonious appearance over time.
4. Maintenance standards for any common features.
5. Restrictions against construction of detached single-unit residences on any of the affected lots in the event either or all sides of the zero-lot-line constructed dwelling are destroyed.
6. Language ensuring the agreement may not be terminated, amended or otherwise altered without the approval of the Common Council.

The Applicant stated they will provide a draft 'Declaration of Covenants' prior to the meeting. Once the agreement is determined to meet all the conditions above, it will be signed and recorded along with the Certified Survey Map.

### **MSA Recommendation**

If the Plan Commission recommends the Common Council approve the CSM, MSA recommends the following conditions as part of said approval:

1. The Certified Survey Map shall be recorded with the Declaration of Zero Lot Line, Maintenance and Restrictive Duplex Covenants at Columbia County Registry of Deeds. 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 **City Attorney** approval and be recorded by the developer against all affected properties and continually maintained by the property owners.

Sincerely,  
MSA Professional Services, Inc.



Stephen Tremlett, AICP  
Zoning Administrator

# City of Lodi Land Division Application

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

**Land Division Application:**

- 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.
- Requires this form be submitted with the **application fee** to the City Clerk (*See Fee Schedule Outlined in Checklist Below*)
- Requires application be submitted at least **30 days prior to the Plan Commission Meeting** for public hearing notification (preliminary plat only), staff review and agenda placement (plat sketch plans may be submitted 10 days prior)
- Requires approval of the City of Lodi Plan Commission (meets second Tuesday of month/6:30 PM in Council Chambers)
- Requires one hard copy, and one digital version of the items listed in the checklist below
- Requires applicant or their agent to attend Plan Commission meeting to explain & to answer questions
- All land divisions shall comply with the requirements of Chapter 300 of the City Code

If you have questions, please contact Steve Tremlett, Zoning Administrator, at (608) 242-6621 or [stremlett@msa-ps.com](mailto:stremlett@msa-ps.com).

<b>Owner Name(s):</b> Iron Gate Investments LLC do Barry Bodendein	
<b>Applicant Name (if different than above):</b> Barry Bodendein	
<b>Project Address:</b> 217 Dale Drive / 638 Sunset Dr Parcel #(s): 770.902	
<b>Applicant Address (if different than above):</b> 57336 Eli Valley Road, Loganville WI 53943	
<b>Applicant Email:</b> barry@jbbuild.com	<b>Surveyor:</b> Paul Spetz
<b>Surveyor Phone:</b> 608-209-0302	<b>Surveyor Email:</b> isthmussurveying@stgglobal.net
<b>Current Zoning:</b>	<b>Existing Use of Property:</b> Vacant
<b>Development Size:</b> 0.49 acres and 2 lots	<b>Acres Remaining in Parent Parcel:</b> 0
<b>Proposed Zoning:</b>	<b>Plat Name:</b> Third Addition to Ridgestone

**Land Division Submittal Checklist:**

<b>Fee (see information at right)</b>	<ul style="list-style-type: none"> <li>• Sketch Plan: No fee.</li> <li>• CSM: \$100 plus \$100 per lot over 2 lots.</li> <li>• Preliminary Plat: \$200 plus \$40/lot. (Requires Public Hearing)</li> <li>• Final Plat: \$150 plus \$40 per lot.</li> <li>• The City may, under §300-10, require establishment of an escrow fund to pay for review costs.</li> </ul>
<b>Complete Application (this page)</b>	
<b>Sketch plan/CSM/Plat (one hard copy)</b>	
<b>Letter of Intent/Project Description (one hard copy)</b>	

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.

**Applicant Signature:**  **Date:** Dec. 2, 2025

**Owner Signature:** Barry Bodendein **Date:** 1-14-2026

**For Staff Use Only**

<b>Date Received:</b> 1/16/26	<b>Fee Amount:</b> \$100 <sup>00</sup>	<b>Amount Paid:</b> \$100 <sup>00</sup> CC# 8781
<b>Project to Appear before Plan Commission on:</b>		<b>PH Publication Dates (Prelim Plat Only):</b>
<b>Plan Commission Recommendation:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>		
<b>City Council Decision:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Res # _____) <b>Subject to:</b>		

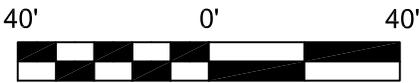
PREPARED FOR:  
 IRON GATE INVESTMENTS LLC  
 S7336 ELI VALLEY ROAD  
 LOGANVILLE, WI 53943

PREPARED BY:  
 ISTHMUS SURVEYING, LLC  
 450 NORTH BALDWIN STREET  
 MADISON, WI 53703  
 (608) 244.1090  
 www.isthmussurveying.com  
 isthmussurveying@sbcglobal.net

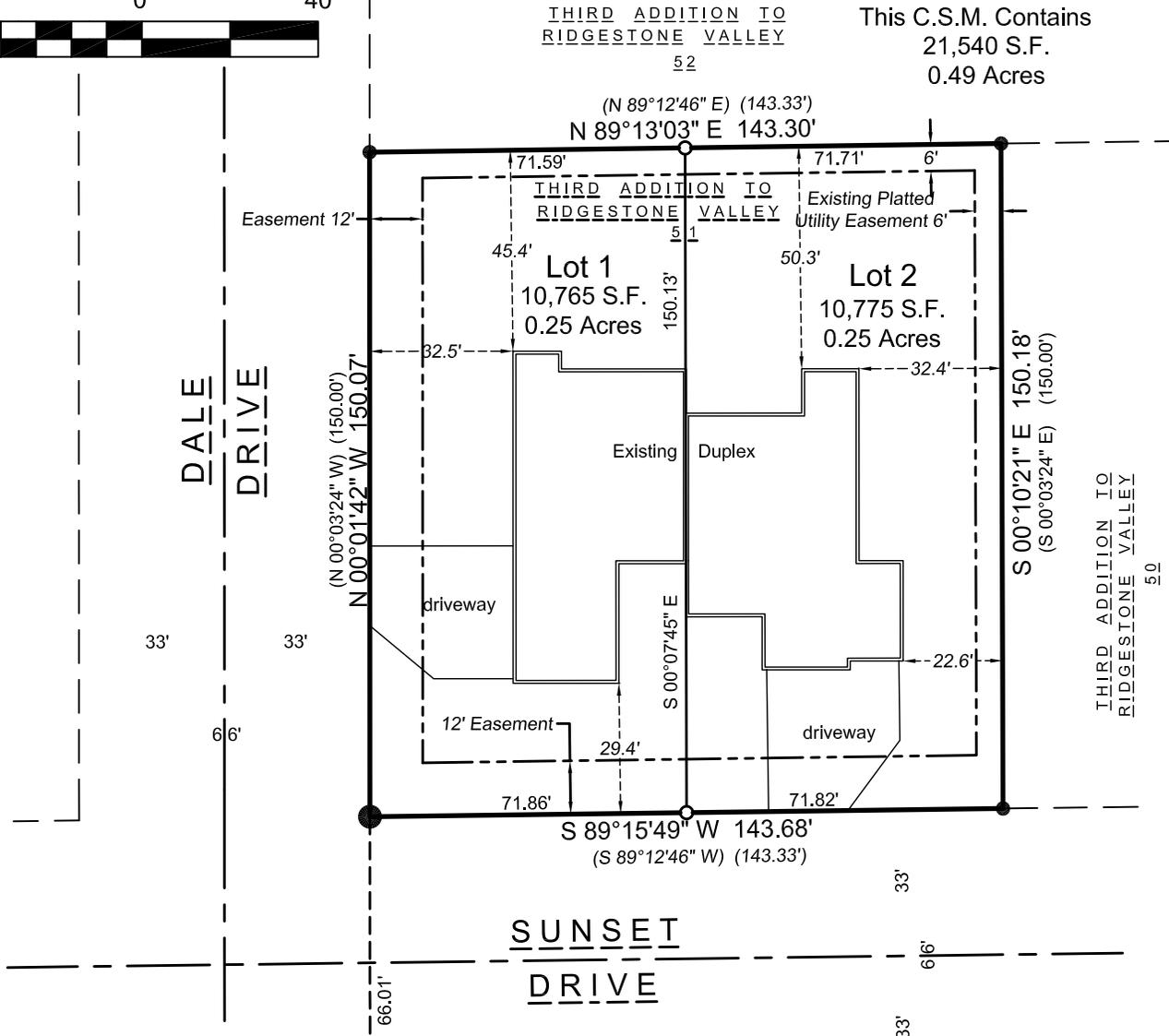
CERTIFIED SURVEY MAP No. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

BEING LOT 51, THIRD ADDITION TO RIDGESTONE VALLEY, IN  
 THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4, SECTION  
 28, T10N, R8E, CITY OF LODI, COLUMBIA COUNTY,  
 WISCONSIN

BEARINGS ARE REFERENCED TO THE  
 COLUMBIA COUNTY COORDINATE  
 SYSTEM, GRID NORTH NAD83(91), THE  
 SOUTH LINE OF SE 1/4 OF Sec. 28, T10N, R8E,  
 BEARS S 89°20'09" E



This C.S.M. Contains  
 21,540 S.F.  
 0.49 Acres



- LEGEND**
- SOLID IRON ROD FOUND - 1.25" Diameter
  - SOLID IRON ROD FOUND - 0.75" Diameter
  - 3/4"x18" SOLID IRON ROD SET  
1.50Lbs./LINEAL FOOT.
  - ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.

