

To: Lodi Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Certified Survey Map - Parcels 11246-59 and 11246-59.A
Date: October 5, 2020

Request

The applicant, Mr. Raymond Mejia, is requesting approval of a certified survey map to combine two lots at 128 Locust St., parcel numbers 11246-59 and 11246-59.A. The application, letter of intent and CSM are attached to this memo.

Background Information

Both lots are zoned R-2, Single- and Two-Family. There is a residence on one lot and a garage on the other. The property owner wants to attach the existing garage to the house, convert it to an accessory dwelling unit (ADU), and then construct an additional garage. In order to attach the new ADU to the house the lots need to be combined because a structure cannot be placed over a property line. The lots also need to be combined because both the ADU and the main house will be utilizing the same water and sewer laterals.



MEMO

August 6, 2019

Applicable Zoning & Development Code Regulations

- Chapter 300-12, Subdivision of Land, Certified Survey Maps.
- Chapter 340-28, R-2 Single- and Two-Family District.

Consistency with the City's Comprehensive Plan

The City's Future Land Use Map identifies the area as Medium Density Residential. No Comprehensive Plan amendment is necessary to approve this application.

Impacts to Adjacent Properties

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

Consistency with the City's Zoning and Subdivision Code

Currently, the garage lot is a nonconforming lot because an accessory structure should not be on a property unless there is a principal structure. This lot combination will bring the property into compliance with the Zoning Code and it will allow the addition of an ADU to the property.

MSA Recommendation

MSA recommends approval.

Sincerely,
MSA Professional Services, Inc.



Stephen Tremlett, AICP
Zoning Administrator

Enc:

- Land Division Application
- Letter of Intent
- Certified Survey Map

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): Raymond G. Mejia	
Applicant Name (if different than above): Raymond G. Mejia	
Project Address: 128 Locust St. Lodi	Parcel #(s): 59 & 59.A
Applicant Address (if different than above): 128 Locust St. Lodi	
Applicant Email: raymond.mejia@dwd.wisconsin.gov	Surveyor: River Valley Land Survey
Surveyor Phone: 608-643-4391	Surveyor Email: www.rivervalleylandsurveying.com
Current Zoning: R-2	Existing Use of Property: residential
Development Size: 0.4 acres and _____ lots	Acres Remaining in Parent Parcel:
Proposed Zoning: R-2	Plat Name: Foote's Addition, Lots 21 & 22

Land Division Submittal Checklist:		
x	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.
x	Complete Application (this page)	
x	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: Raymond G.. Mejia **Date:** 10/05/2020

Owner Signature: Raymond G. Mejia **Date:** 10/05/2020

For Staff Use Only		
Date Received: 9/28/2020	Fee Amount: \$100	Paid? Check
Project to Appear before Plan Commission on: 10/13/20		PH Publication Dates: 10/1/20 & 10/8/20
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:		

10/05/2020

Letter of Intent

Dear Plan Commission:

The intent of the remodel and addition located at 128 is to create an ADA accessible apartment for a family member to create living quarters in the existing garage. The remodeled living quarters will be connected by vestibules. Vestibule 1 connects the remodel to a new garage on the west. Vestibule 2 connects the apartment to the existing house to include insulated interior connections for sewer, water, electric and HVAC pre-existing in the current main residence.

The reason for connecting the two existing lots is because the new breezeway connection will be spanning over the existing lot lines and therefore requires consolidation into a single lot.
Thank you.

Sincerely,

Raymond G. Mejia

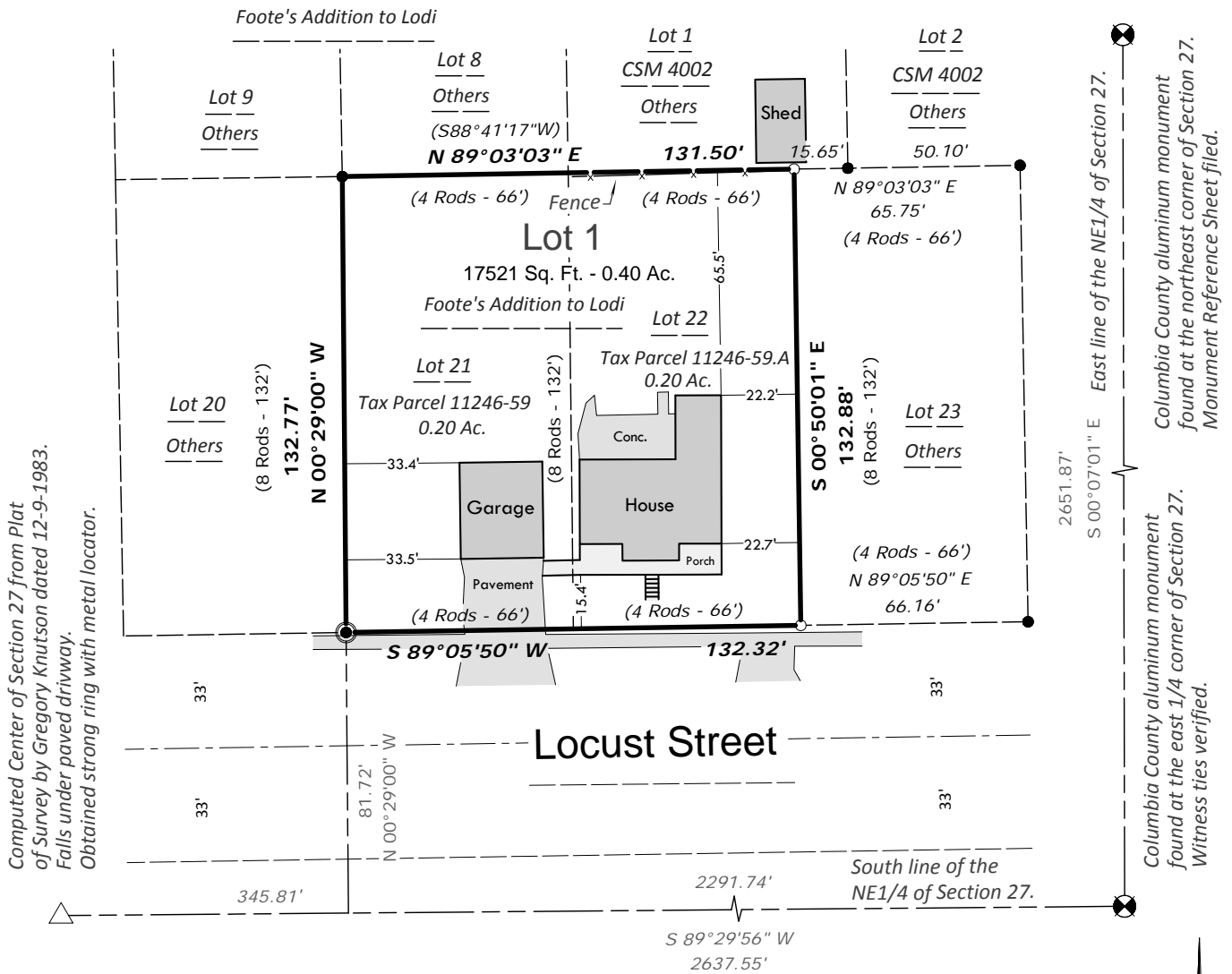
RIVER VALLEY LAND SURVEYING

DANIEL MARKS - PHONE (608)643-4391
504 CEDAR STREET - SAUK CITY - WI - 53583

Prepared For and Owner :
Raymond Mejia
128 Locust Street
Lodi, WI 53555

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

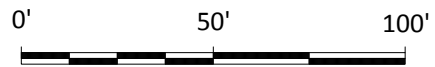
LOTS 21 AND 22 OF FOOTE'S ADDITION TO LODI LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 27, T10N, R8E, CITY OF LODI, COLUMBIA COUNTY, WISCONSIN.



Legend and Notes

- ⊗ Denotes Columbia County Aluminum Monument found.
- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.
- △ Denotes computed corner location nothing set.
- ⦿ Denotes 1" diameter pinch pipe found.

- 1.) Bearings are grid based on the Columbia County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The east line of the NE1/4 of Section 27 bears S00°07'01"E.
- 2.) When different, recorded bearings and distances are shown in parentheses.
- 3.) Field work completed 9-23-2020.



Scale 1" = 50'



Daniel Marks

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
LOTS 21 AND 22 OF FOOTE'S ADDITION TO LODI LOCATED IN THE SW1/4 OF THE
NE1/4 OF SECTION 27, T10N, R8E, CITY OF LODI, COLUMBIA COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Daniel Marks, Professional Land Surveyor, do hereby certify: That I have surveyed, combined, mapped and monumented Lots 21 and 22 of Foote's Addition to Lodi located in the SW1/4 of the NE1/4 of Section 27, T10N, R8E, City of Lodi, Columbia County, Wisconsin more particularly described as follows:

Commencing at a Columbia County Aluminum Monument at the northeast corner of said Section 27; thence S00°07'01"E along the east line of the NE1/4 of said Section 27, 2651.87 ft. to a Columbia County Aluminum Monument at the east 1/4 corner of said Section 27; thence S89°29'56"W along the south line of the NE1/4 of said Section 27, 2,291.74 ft.; thence N00°29'00"W, 81.72 ft. to a 1" inside diameter pinch pipe at the southwest corner of Lot 21 of Foote's Addition to the City of Lodi and the point of beginning; thence continuing N00°29'00"W along the west line of said Lot 21, 132.77 ft. (recorded as 8 Rods) to a 3/4" solid round iron rod at the northwest corner of said Lot 21; thence N89°03'03"E along the north line of said Lot 21, the north line of Lot 22 of Foote's Addition to the City of Lodi and the south line of Lot 1 of Columbia County Certified Survey Map Number 4002, 131.50 ft. (recorded as S88°41'17"W, 8 Rods) to a 3/4" solid round iron rod at the northeast corner of said Lot 22; thence S00°50'01"E along the east line of said Lot 22, 132.88 ft. (recorded as 8 Rods) to a 3/4" solid round iron rod at the southeast corner of said Lot 22; thence S89°05'50"W along the south line of said Lot 22 and the south line of Lot 21 of Foote's Addition to the City of Lodi, 132.32 ft. (recorded as 8 Rods) to the point of beginning.

That I have made such survey and land division under the direction of Raymond Mejia.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter AE-7 per AE-7.05(8) and The City of Lodi subdivision regulations.

That such map is a correct representation of all of the exterior boundaries of the land surveyed and subdivision thereof made and is accurate and correct to the best of my knowledge and belief.

Dated this 20th day of September, 2020.



Daniel Marks, Professional Land Surveyor S-3024



OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented. I also certify that this certified survey map is required to be submitted to the following for approval:

City of Lodi

Raymond Mejia

STATE OF WISCONSIN)

Personally came before me this _____ day of _____, 2020, the above named Raymond Mejia to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My commission expires on _____

CITY OF LODI APPROVAL

Resolved that this certified survey in the City of Lodi is hereby approved by the Common Council of the City of Lodi.

Dated this _____ day of _____, 2020

Ann Groves Lloyd - Mayor