



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, February 11, 2020 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

**Plan Commission Agenda**

1. Call to Order
2. Roll Call
3. The Pledge of Allegiance
4. Public Input

***Must state name and address. Must be limited to items not on the agenda. Limited to two minutes unless otherwise extended. Commission's role is to listen and not discuss the item. Personnel issues cannot be discussed nor individuals named. The Commission is unable to take action at this meeting.***

5. Approve Minutes from January 14, 2020

Documents:

[01-14-20 PC Minutes.pdf](#)

6. Discussion on Zoning District Designation for 601 Clark Street (Reach Out Lodi)

Documents:

[601ClarkSt\\_ZoningDistrictDesignation\\_Memo\\_2020\\_01\\_31.Pdf](#)

7. Discussion on Lodi Comprehensive Plan Update

Documents:

[Intergovernmental Cooperation\\_GPAs\\_2020.Pdf](#)

8. Zoning Administrator Report

Discussion on zoning inquires or permits approved since the last meeting, on-going City project updates, and requests for future agenda items

Documents:

[Zoning Administrator Report\\_2020\\_02\\_03.Pdf](#)

9. Adjourn

Posted: \_\_\_\_\_

By: \_\_\_\_\_

\*To ensure a quorum, please inform the chair if you are unable to attend\*

Members: Mayor Ness, Alders Stevenson (Chair), Tonn, Heckel, and  
Citizens Detmer, Larsen, Lee

*Notice is hereby given that a majority of the City of Lodi Common Council may be present at a meeting of the Plan Commission to gather information about subjects over which they have decision making responsibility. This constitutes a meeting of the city council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such; although the City of Lodi Common Council will not take any formal action at this*

*meeting.*



**PLEASE TAKE NOTICE** that there will be a City of Lodi Plan Commission meeting held on Tuesday, January 14, 2019 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

### **Plan Commission Agenda**

1. Call To Order

Rich Stevenson called the meeting to order at 6:38pm.

2. Roll Call

Commission member(s) present: Peter Tonn, Jennie Larsen, Ted Lee, Rich Stevenson, Jim Ness, and Paegge Heckel.

Commission member(s) excused: Ken Detmer.

Staff present: Stephen Tremlett - MSA, Zoning Administrator, Julie Ostrander - Director of Administration.

3. The Pledge Of Allegiance

4. Public Input

None.

5. Approve Minutes from December 10, 2019.

Motion by Heckel, seconded by Lee, to approve the minutes as presented. Motion passed 6-0.

6. Discussion on Lodi Comprehensive Plan Update.

Tremlett discussed the transportation element within the Comp Plan from existing conditions/trends, and revised goals, objectives and policies. Larson asked if there are more than five noteworthy statistics that they would be shared during the meeting. Tremlett agreed to share additional statistic if noteworthy to the policy update. Several changes were requested including, but not limited to, vision statement revision, PASER rating evaluated biennially, adding Town of Westport to Goal 2 Policy 3, and including "atv trails" to Goal 2 Policy 7.

7. Zoning Administrator Report (discussion on zoning inquires or permits approved since the last meeting, on-going City project updates, and requests for future agenda items).

Tremlett reviewed the staff report dated January 8, 2020.

8. Adjourn

Motion by Lee, seconded by Heckel, to adjourn. Motion passed 6-0, meeting adjourned at 7:30pm.

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**To:** Plan Commission  
**From:** Stephen Tremlett, Zoning Administrator  
**Subject:** Reach Out Lodi – 601 Clark St.  
**Date:** January 31, 2020

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It is my recommendation that the property at 601 Clark Street, parcel 2009, revert to R-1 Single-Family zoning, as the R-1A – Estate Single-Family zoning no longer exists. It is my assumption that the intent, when repealing the R-1A district, was to have any properties within that district revert to R-1.

Additionally, it is my conclusion that Reach Out Lodi can be considered a “permitted use” in the R-1 zoning district. The link below is to Reach Out Lodi’s website, which indicates that they are a community clothes closet, a food pantry, and a community center, among other things:

<https://reachoutlodi.org/what-we-do>

In the City of Lodi’s Zoning Ordinance, it lists “civic uses” as a permitted use under R-1 zoning. The definition of “civic use” from the Zoning Ordinance is “Community center, public library, public museum, public art gallery, public recreation, post office, fire station, public botanical garden, and similar public uses, each without outdoor storage. **SIC Codes 823, 83, 841, 91, 92, 93, 94, 95, 96 and 97.**” Under SIC Code 83, “individual and family social services” is listed as a category. I believe Reach Out Lodi falls under that category.

## 2020 Updated Plan ~ Intergovernmental Cooperation

### Issues

- Effective communications between units of government
- **Continue to improve communication between the City and the Lodi School District**
- Coordination of land use planning & zoning
- Cooperation to reduce costs or improve services
- Project specific cooperation

### Vision Statement

Engage in communications with appropriate units of government that impact the City of Lodi for the purpose of coordination and cooperation of essential services, land use planning, extra-territorial/annexation issues/zoning, environmental, education, recreation, and economic projects and concerns of mutual interest.

### Goal 1:

**Collaborate with neighboring communities and other government entities to achieve sustainable growth patterns in the Lodi area.**

### Policies:

1. Openly communicate and work closely with surrounding local government entities to manage land use/zoning environmental/stormwater and extraterritorial boundary issues.
2. Protect natural systems and the City's ability to grow by exercising plat approval authority within the City's mile-and-one-half jurisdiction **using the following criteria. The following criteria are suggested, and may be modified or waived through an adopted intergovernmental agreement:**
  - **The City shall not approve land divisions that would result in the development of land that is unsuitable for development due to flooding, poor drainage, soil or rock formations, highly erosive soils, unfavorable topography or any other feature likely to be harmful to health, safety or welfare of future residents or landowners.**
  - **The City shall not approve land divisions that would have an adverse impact on existing or planned City improvements or services.**
3. Work closely with the Lodi School District to foster communication, relationships and knowledge about planning and growth activities.
4. Distribute development plans to contiguous local governments and the Lodi school District when there is mutual interest.
5. **Openly communicate and involve non-governmental organizations that have a mutual interest in land use planning, such as the Friends of Scenic Lodi Valley, the Ice Age Park & Trail Foundation and Trout Unlimited.**

6. Promote development of a greenway corridor and non-motorize trail network between Lodi and surrounding communities.

***Actions:***

1. Meet annually with representatives from neighboring municipalities and Columbia County to discuss common issues related to planning, zoning, land use, and emergency services.
2. Schedule a working session with the Lodi School District involving elected officials and key staff for both the City and the School District no less than annually to discuss issues of concern and opportunities for collaboration.
3. Work with the Town of Lodi to develop an intergovernmental agreement that protects future growth areas and utilities extensions routes for the City, protects stormwater/environmental corridors, and defines the jurisdiction and maintenance of certain roads that serve both jurisdictions.

***Goal 2:***

Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.

***Policies:***

1. Work cooperatively with other units of government and seek intergovernmental agreements that can provide cost-effective and/or higher-quality public facilities and services.
2. Coordinate with all adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap. Work to avoid duplication of unique amenities.

***Actions:***

1. Review existing intergovernmental agreements at least every five years and amend the agreement as needed.
2. Explore opportunities for state and federal grants to develop joint services with contiguous municipalities to reduce costs and improve services.

## 2009 Intergovernmental Cooperation (Conversion to 2020 Plan)

### Issues

- Effective communications between units of government
- Coordination of land use planning & zoning
- Cooperation to reduce costs or improve services
- Project specific cooperation

### Vision Statement

Engage in communications with appropriate units of government that impact the City of Lodi for the purpose of coordination and cooperation of essential services, land use planning, extra-territorial/annexation issues/zoning, environmental, education, recreation, and economic projects and concerns of mutual interest.

### Goal 1:

Achieve a high level of consistent intergovernmental cooperation and citizen participation. Revised

### Objectives:

#### ~~Effective Communications between Units of Government~~

Maintain open, clear lines of communication and professional relationships with officials from other units of government.

- Goal 1: Policy 1

#### ~~Coordination of Land Use Planning & Zoning~~

Continue to work with government agencies to ensure the orderly growth of the City (make this a goal). This includes the coordination of land use planning, zoning, and extraterritorial boundary issues with both surrounding local governments and the Lodi School District. (policy)

- Goal 1: Policy 1

#### ~~Cooperation to Reduce Costs or Improve Services~~

Where there is the potential to improve cost-effectiveness or service levels, Lodi will assess opportunities to work cooperatively with other units of government in maintaining and improving community services that are part of cooperative multi-municipality agreements.

- Goal 2: Policy 1

#### ~~Project and Service Specific Cooperation~~

Identify specific projects that can be accomplished, improved, or implemented at reduced cost with the cooperation of other units of government. Also identify services that can be performed in this manner.

- Goal 2: Action 1

Promote development of a greenway corridor between Lodi and surrounding communities.

- Goal 1: Policy 6

Continue to work with surrounding communities to develop an intergovernmental cooperative plan that deals with watershed and storm water management issues.

- Goal 1: Action 3

#### ~~Effective Communications between Units of Government~~

Discuss city planning and zoning issues, as needed, with the Town of Lodi and other units of government.

- Goal 1: Policy 1

Hold periodic meetings with contiguous government entities to discuss common issues and review progress.

- Goal 1: Action 1

**Coordination of Land Use Planning & Zoning**

Review all proposed land division proposals for areas within the City’s mile-and-one-half extraterritorial boundary.

- Goal 1: Policy 2

The city shall work cooperatively with its school district, neighboring towns, Columbia County, Dane County, and state agencies to proactively address physical, social, economic, and environmental issues in both its community and neighboring regions. (

- Goal 1: Policy 1
- Goal 1: Policy 3

Lodi shall share development plans with contiguous government entities when issues of common interest are being dealt with.

- Goal 1: Policy 4

Liaisons representing government, citizens, and non-governmental organizations should be established to coordinate on issues of land use planning and others.

- Goal 1: Policy 5

**Opportunities to reduce Costs or Improve Services**

Lodi will remain open to potential opportunities to work cooperatively with other units of government, where reduced costs or improved service levels offer the City of Lodi fiscal or performance advantages. Such services that could be contracted jointly include fire protection, emergency medical services, mutual aid, emergency government services, and others.

- Goal 2: Policy 1 (substantially reduced description)

Any existing or future intergovernmental agreements should be reviewed and renewed, where appropriate, every five years.

- Goal 2: Policy 1

**Project and Service Specific Cooperation**

Strive to achieve the successful establishment of a greenway corridor project between Lodi and surrounding communities by:

- Goal 1: Policy 6
- Working with the Ice Age Trail Alliance to complete the trail within the area covered by the City of Lodi and municipalities contiguous to the City.
  - Goal 1: Policy 5 (general)
  - (Transportation element) Do we add a specific action in Transportation?
- Working closely with contiguous municipalities to develop non-motorized bike and pedestrian walkways and trails.
  - Goal 1: Policy 6 (general)
  - (Transportation element) Do we add a specific action in Transportation?
- Working closely with the Scenic Byways Program specifically pursuant to State Highway 60. Completed.

		Schedule				
		2010	2015	2020	2024	
		To	To	To	To	
Implementation Action Items		2014	2019	2024	2029	Responsible Entity
1. Meet annually with representatives from contiguous municipalities and Columbia County to discuss common issues related to planning, zoning, land use, and emergency Services (Goal 1: Action 1)		X	X	X	X	Plan Commission; Common Council; City staff



2. Distribute development plans to contiguous local governments and the Lodi school District when there is mutual interest. (Goal 1: Policy 4)	X	X	X	X	Plan Commission; Common Council
3. Annually meet with other units of government that the City has shared agreements with to review those services and renew and revise as necessary. (Goal 1: Action 1)	X	X	X	X	Common Council; EMS Commission; Fire Commission
4. Establish liaisons through City officials and citizen representation with non-governmental organizations that have a mutual interest in land use planning, such as the Friends of Scenic Lodi Valley, the Ice Age Park & Trail Foundation, and Trout Unlimited. (part of a Goal 1: Policy 5)	X	X	X	X	Plan Commission; Parks Commission; Common Council
5. Explore opportunities for state and federal grants to develop joint services with contiguous municipalities to reduce costs and improve services. (Goal 2: Action 2)	X	X	X	X	Plan Commission; Common Council

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**To:** Lodi Plan Commission  
**From:** Stephen Tremlett, AICP, Zoning Administrator  
**Subject:** Zoning Administrator January 2020 Monthly Report  
**Date:** February 3, 2020

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The following is a summary of December zoning administration activities in addition to those items appearing on the February 11<sup>th</sup> agenda.

Zoning Permits Approved:

- Reach Out Lodi – General Development Review and Architectural Design Review Permits for 28’ by 51.5’ two-story addition (1,451 SF first floor and 1,451 SF basement) off the back of the building to include food pantry and storage.

Summary of Zoning Inquires:

- Appraiser for sale transaction for 322 Elizabeth Street called asking about legality of as a 3-unit residential building in a R-1 Zoning District.
- Permitted use of 201 Prairie Street (bed & breakfast) – interested in turning it back into a single-family home
- Potential CSM split of 700 Clark Street.

On-Going City Projects:

- Comprehensive Plan amendments.

Pending Requests/Future Agenda Items:

- Lodi School District. Replacement of football/soccer field with artificial turf. Discussion planned for the 13<sup>th</sup>.
- Highlands of Ridgestone GDP and Terrace Vista amendment to not extend a street over the hill due to rock issues, and to change Lot 37 to an Outlot for the purpose of providing an emergency access from Ottowynn Terrace around the back of the new school to Ellie Rae Drive.