



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, August 11, 2020 at 6:30 pm in the Training Room, Lodi Area EMS Services Building, 715 North Main Street, Lodi, WI.

In-person attendance is limited due to social distancing protocols and masks are encouraged. Virtual attendees interested in speaking must register on the City's website 24 hours prior to the meeting start time.

Virtual Meeting Access: <https://zoom.us/j/92679648003?pwd=Ym9CRXg3VE9PTzdQTksSWNJemtPd09>

Meeting ID: 926 7964 8003

Password: 383022

Dial By Phone: 1-312-626-6799 (Wisconsin); 888-475-4499 (Toll-Free)

Plan Commission Agenda

1. Call to Order
2. Virtual Etiquette Announcement
 - Identify number of public input registrations
 - Identify Alders or staff attending remote (stay muted when NOT speaking)
 - If virtual, ask to be recognized in the chat box (no side conversations)
 - Identify yourself prior to speaking
 - Address questions to meeting Chair

3. Roll Call
4. The Pledge of Allegiance
5. 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.

6. Approve Minutes from July 14, 2020

Documents:

[07-14-20 PC Minutes.pdf](#)

7. Discussion on Lodi Comprehensive Plan Update

Documents:

[CompPlan_Ag Natural And Cultural Resources.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_08_05.Pdf](#)

9. Adjourn

Posted: _____

By: _____

Members: Mayor Groves Lloyd, Alders Stevenson (Chair), Strasser, Tonn and
Citizens Detmer, Larsen, Lee

Please inform the chair if you are unable to attend to ensure a quorum.

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, July 14, 2020 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

Plan Commission Meeting Minutes

1. Call To Order

Rich Stevenson called the meeting to order at 6:39pm.

2. Roll Call

Commission members present: Peter Tonn, Tedd Lee, Ann Groves Lloyd, Rich Stevenson, Jennie Larson, Nick Strasser, Ken Detmer

Staff present: Stephen Tremlett - MSA, Zoning Administrator, Julie Ostrander - Director of Administration, Brenda Ayers – City Clerk.

Other: Susan Miller - Council Member, Terry Wetter – Director of Operations

3. The Pledge Of Allegiance

4. Public Input

None.

5. Approve Minutes from June 9, 2020.

Motion by Groves Lloyd, seconded by Lee, to approve the minutes as presented. Motion passed 7-0.

6. Public Hearing

To consider a General Development Plan for the Top of Lodi Business Center Planned Unit Development for Parcels 11246-321 and 11246-322 (collectively 103 Pleasant Street).

Stevenson opened the public hearing. Tremlett provided an overview of the application.

Mike Geothel (227 Palmer Parkway) noted the improved collaborative approach between the Mayor, applicant and the neighborhood; however, identified several issues that in his opinion were not so good. For example, no commitment to improve the exterior, no specific users for the building, impact with filling the downtown with businesses, the cost necessary to repair the building (based on school facility plan), and lack of overall vision/theme for the property. Geothel suggests denying the application.

Monica Johnston (508 Madison Avenue) agrees with the bulk of Mike's statements. She lives two houses down and has a "bowling alley view" of the school. She noted she can see the parking lot very easily and the amount of lights requested is more than Piggly Wiggly has around their lot. Johnston also noted that the neighborhood is mostly homeowners (vs. renters who can just not renew their lease), and most of the homes existed prior to the school being built there. For these reasons, Johnston is against the application.

Roger Klopp (607 Conner Street) spoke about traffic issues in the past with the school (which required one-way travel and police enforcement), lack of plan for users to occupy the building, and that the homeowners bought their property thinking it would remain a school. Klopp stated that the property owners bought the property for \$1,000 under R-1 and it should remain R-1, suggesting the owners have not lost anything in the deal. An additional comment was made regarding potential noise issues, noting similar issues around another commercial business in town.

Michael Miller (202 Prospect) stated he did not support the rezone because the property has been and should continue to fulfill educational and history of the City. Miller does not recognize such a small survey, noting this property is important to more than just the neighborhood. Susan Miller, himself and others want the library to use this building, which could allow the existing library facility to become the police station. He is asking for a new agreement with the property owners to support the rebirth of the City.

Michele Breunig (407 Sunset Drive) spoke about more than just that neighborhood cares about this property. She noted that the school district made mistakes (in this process to sell the property), resulting in the property owners and the City being stuck in this situation. Breunig feels that there has been no solidified plan created over the year since the rezone failed, and Plan Commission would not be able to revoke the rezone if not the right uses are put in the building. For these reasons, she does not support the rezone.

Susan Goethel (227 Palmer Parkway) discussed a past Plan Commission item for a conditional use for a young couple to run an auto repair business out of their garage that had been denied. She asked how they would approve this in her neighborhood. Goethel stated the current owners are not maintaining the property as well as the school district had. She stated this is not the answer.

Stevenson asked if there were any further public comment. No other attendee from the public had a statement to make. Stevenson closed the public hearing at 7:29pm.

7. Discussion and potential recommendation to Council regarding approval of Combined General Development Plan and Specific Implementation Plan for Parcels 11246-321 and 11246-322 (collectively 103 Pleasant Street).

Top of Lodi, LLC owners (Duane Steinhauer and Jim Duffy) stated they are available to answer questions. Stevenson asked to explain the reason for not identifying specific users. Steinhauer is reluctant to market because they only have rights to building single-family homes on the lots. He added that the users they will market can support the businesses in the downtown and the likely 30-40 people employed at the building will need to place to live. Speaking to prior comments, he stated they have maintained the building, maintained the yard, plowed snow, and cleared the hillside to maintain the retaining walls. In his opinion, the building is sound and there would need to be some updates in an 80-year-old building.

Steinhauer stated there have been requests for office/manufacturing, including two that day; however, he did not know if he could get them to consider Lodi over Madison property. If they saw the property (in Lodi), that would be advantageous. When told they do not have the zoning to occupy the space, they state they need it in the next few months. This has been an issue with marketing building.

Tonn noted the Old City Hall building is one of his favorite renovated properties with new paint, cedar material, etc. utilizing the existing windows. He agrees with comments made during the public hearing that a year has gone by and the plans still lack any improvements to the exterior. Creativity would be good for the outside of the building. Tonn asked the property owners why they do not plan for any changes to exterior.

Steinhauer stated he had discussed color changes to the exterior, but the owners have not come to a decision. Until they have an idea of the interior (based user's needs), they could not change windows and door locations. In response to prior statements (in the public hearing), he noted the new parking lot lights would reduce to 10% intensity when there is inactivity; roughly 40 persons employed at the site would not increase traffic (as compared to the school with 10-15 teaches and administrative staff); and, and they have maintained the empty building which is expensive.

Tonn stated he is sensitive to their situation, and knows their business model works in many places; however, not in this location. He feels there should be more to the plan - more creativity with the exterior and more landscaping enhancements. There should be renderings and drawings produced showing these improvements.

Steinhauer stated they have been spending a chunk of money maintaining an empty building, noting over a year with the requirement to wait after the last rezone denial. He stated they would see changes once they have income coming in on the property.

Tonn feels there should be a comprehensive look at the property/landscaping even if the changes are done later.

Steinhauer questioned the thinking that the building is ugly. Historic brick buildings, in his opinion, should be preserved, and he hopes to remove the section of the building that is not brick in the future. His focus through this process has been to make sure the list of uses pleases the neighborhood.

Stevenson asked zoning administrator (Steve Tremlett) what happens if Top of Lodi, LLC puts in a use that is not a permitted use. Tremlett responded that it could lead to a loss of the PUD zoning, reverting to R-1 zoning. Larsen asked what happens to the businesses that are there when it reverts to back to R-1 zoning. Tremlett stated the property owner and tenant would receive a cease and desist letter due to their business no longer being a permitted use. Tonn stated this dialogue is good to have and understand, but calls into question the development (alluding to the fact we are asking about a failure on the developer to occupy the building with only permitted users).

Larsen stated commercial is not the right use for the area and the property should stay R-1. She feels there is no vision or direction for the property. In speaking with others in the community, she noted at least six people did not sign up in time to speak in opposition at tonight's public hearing.

Detmer noted there have been many good points brought up during the meeting, and he feels they should table the decision for a month to allow the developer time to improve their application. Some concerns he has include parking on the hill, lack of a requirement of park space in this process, and potential drainage/erosion issue along the hillside to HWY 113.

Larsen stated they should have come here tonight with this all figured out. Detmer says the current GDP/SIP kicks (the issues) down the road. He believes it is important to get this right now. Lee noted the developer will have to come back later to Plan Commission to get it approved. Tonn responded that as long as they adhere to the GDP/SIP, they would not need to come back to Plan Commission.

Mayor Groves Lloyd noted this property and situation is difficult one, and she has concerns if this building is turned over to the City (noting current City budget issues). Mayor Groves Lloyd acknowledges the empty storefronts on Main Street, and the importance to do what is best for the neighborhood. She feels there is a need for more planning and details provided in order to move it forward.

Strasser stated he is open to tabling it, but feels it will likely require more than a month to make improvements to the plan.

Stevenson has mixed viewpoints, and he agrees with the Mayor that the City cannot afford the \$500,000-\$700,000 to tear the building down. He would like to see a positive move forward; however, he realizes that the application would fail based on tonight's dialogue. Tabling action will allow time for the developer to work with the Mayor, Zoning Administrator and others to improve the application.

Tonn restated that any commercial on this site should provide the neighborhood and City a home run with a well-

thought-out plan. To give guidance to developers, Tonn stated a commercial reuse should make the exterior fresh, providing a comprehensive site plan, architectural, landscaping plans/renderings, or teardown the building and develop residential plat with a park space (probably up to 14 lots is possible) and/or include an opportunity for cottage complex (bungalow court).

Some discussion amongst Plan Commission members about the timeline to bring back the item if tabled. Lee motioned to table the item for up to five months, seconded by Detmer. Motion passed 6-1 with Larsen in dissent.

8. Discussion on Lodi Comprehensive Plan Update.
Tabled until August 11th.

9. 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 July 7, 2020. There was discussion amongst Plan Commission members about restrictions on recreational vehicles in residential neighborhoods, concluding that a special temporary permit may be issued by the Lodi Police Department for up to 30 days.

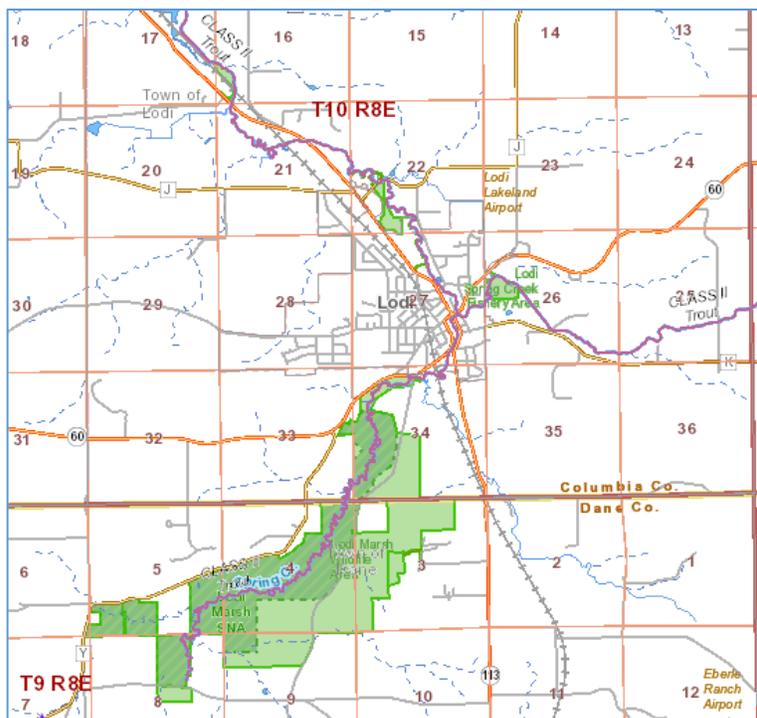
10. Adjourn
Motion by Lee, seconded by Groves Lloyd, to adjourn. Motion passed 7-0, meeting adjourned at 8:29pm.

Minutes by Steve Tremlett, Zoning Administrator

DRAFT

Noteworthy AG, Natural and Cultural Resources Statistics

- Productive Agricultural Areas.** The majority of Columbia County, including the area surrounding Lodi, is considered to have between 41-80 percent of the total land area classified as potential prime farmland land according the NRCS. Potential prime farmland is land that is prime when improved, for example by drainage, irrigation, or protection from flooding. Based on 2017 Census of Agriculture, the following County statistics were noteworthy:
 - Land in Farms – decreased 1.3 percent (307,973 acres in 2012 to 304,058 acres in 2017).
 - Median size of Farms – decreased 6.4 percent (78 acres in 2012 to 73 acres in 2017).
 - Number of Farms – decreased 13.2 percent (1,564 in 2012 to 1,357 in 2017).
- Ag Land in the City.** There are four parcels (19 acres) within the City that are classified by the Wisconsin Department of Revenue as agricultural.
- Forests.** Lodi is located in the Department of Natural Resources Lower Wisconsin Geographical Management Unit (GMU). The forest resources in the Lower Wisconsin GMU's have increased slightly over the past 13 years. Just over one-quarter of the land area in the Lake Wisconsin watershed is covered by forests. Oak-Hickory is the most common forest type within the GMU, where more than 90 percent of the timberland is privately owned.



Public Forest Land Near Lodi

4. **Surface Water.** The City of Lodi is located in the Lake Wisconsin watershed of the Lower Wisconsin River basin. Spring Creek, also known as Lodi Creek, flows into Lake Wisconsin, an impoundment of the Wisconsin River created by the hydroelectric dam at Prairie du Sac. Spring Creek is a Class II trout stream, and portions of Spring Creek area considered an exceptional resource water.
 - Spring Creek is listed by the WDNR as impaired due to Total Phosphorus from nonpoint sources.
 - There are two point sources that discharge into Spring Creek in the planning area, Lodi Canning and the Lodi Waste Water Treatment Plant. The stream also receives nonpoint source pollution from stormwater runoff within the City, as well as rural areas within the drainage basin.

5. **Floodplain.** The City is located along Spring Creek. Parts of the city near Spring Creek have been designated by the Federal Emergency Management Agency as being within the 100-year floodplain zone. There are approximately 91 acres of floodplain within the City.

6. **Wetlands.** According to the Wisconsin Wetlands Inventory, wetlands cover 15.2 percent of the County's total land area, and 1.4 percent of the state's wetlands. The City of Lodi has approximately 50 acres of wetlands. Nearby wetlands include the 1,207 acre Lodi Marsh Wildlife area, managed by the DNR. The area is largely a wetland complex that contains numerous springs, southern sedge meadow, and cattail marsh. The wetland borders the headwaters of Spring Creek, flowing through Lodi, towards Lake Wisconsin.

7. **Cultural Resources.** The City has been given Certified Local Government (CLG) status from the Wisconsin Historical Society. CLGs are required to enforce state and local historic preservation legislation, and establish a historic preservation commission that includes professional expertise in the disciplines of history, architecture and archaeology. In Lodi, the following are listed on the National or State Historic Register:

- | | |
|--|--------------------------------------|
| ❖ Lodi Street – Prairie Street Historic District | ❖ Job Mills Block |
| ❖ Portage Street Historic District | ❖ Lodi Downtown Historic District |
| ❖ Goeres Park | ❖ Clara F. Bacon House |
| ❖ Daniel and Nellie Byrns House | ❖ George W. and Margaret Mills House |
| ❖ Joel M. Pruyne Block | ❖ George and Tuve Holborn House |
| ❖ Lodi School Hillside Improvement Site | ❖ Frank T. and Polly Lewis House |
| | ❖ John A. and Martha Robertson House |

2020 UPDATED PLAN

3.4 Agricultural, Natural & Cultural Resources

Issues

- Improve the water quality of Spring Creek.
- Mitigate flooding issues.
- Take advantage of the City's proximity to the Ice Age Trail, capitalizing on the trail's natural and historical significance.
- Preserve the historic downtown.

Vision Statement

The City of Lodi will work in cooperation with the townships of Lodi, Dane, and West Point to protect agricultural land for future generations. The City also recognizes the importance of its natural, cultural and historic resources. The City will preserve and protect these resources and promote the history and distinctive architectural landmarks that enhance the character and charm of Lodi.

Agricultural Resources

Goal #1: Preserve productive agricultural lands in balance with development of the City.

Policies

1. Promote infill and redevelopment initiatives on under-utilized sites within the City as the preferred development type, reducing development pressure on agricultural lands.
2. Limit development in agricultural areas identified within this Plan's Future Land Use Map.

Goal #2: Increase access to local, healthy, affordable, and culturally-specific food options.

Policies

3. Allow agricultural uses in the City that support community agriculture and food access.
4. Encourage Community Supported Agriculture (CSA) programs and other local agricultural initiatives.
5. Continue to support the Farmers Market.

Actions

1. Consider establishing a community garden.

Natural Resources

Goal #1: Balance conservation of and increased access to natural resource amenities.

Policies

1. Preserve and protect key environmental corridors, native vegetation, and wildlife species consistent with the Natural Protection Overlay (to be provided in Land Use section).
2. Site development and infrastructure improvements in areas with least possible impact to natural environments.
3. Work with contiguous communities and state and county agencies to assure protection of Lodi's marshes and wetlands.
4. Maintain naturally-occurring floodwater storage areas and flood discharge mechanisms by preventing filling and construction in regional floodplains, and encourage landscaping practices that help to filter and infiltrate rainwater.
5. Promote water management practices that mitigate stormwater impacts on surface waters, minimize erosion, and maintain ecosystem function.

Actions

1. Continue to partner with the County and other municipalities to proactively address flood mitigation, especially in implementing the County's natural hazards mitigation plan.
2. Consider purchasing properties within the floodplain as they become available and restore properties to natural vegetation for stormwater management and flood mitigation.
3. Develop and have readily available public education materials discussing practices and strategies to minimize runoff, chemical pollution and contamination in order to protect ground and surface water.
4. Develop and maintain a list of preferred native plants and trees for landscaping to be used for assistance in development review and project planning.

Cultural Resources

Goal #1: Preserve and create new places and events that contribute to the identity of Lodi.

Policies

1. Support community events and programming year-round that activate the downtown, attracting residents, patrons and visitors alike. Programming should appeal to all members of the community.

2. Encourage the historical farm-school-community connection by promoting and supporting the Lodi Agricultural Fair.
3. Support ways in which the City can capitalize on its proximity to the Ice Age Trail.
4. Continue to use the Tree City designation process as a way to highlight Lodi's commitment to the natural aesthetic of the community and continue efforts to pursue grants such as the Urban Forestry Grant to enhance the downtown and neighborhood streets.

Actions

1. During the budgeting process, review the 2016 Main Street Corridor Plan to consider funding recommendations that enhance unique cultural and historic characteristics of the corridor.

Goal #2: Preserve and promote the City's historic structures and sites, especially in the downtown core.

Policies

5. Encourage rehabilitation of culturally, historically and architecturally significant buildings that contribute to the character of the City.
6. Cooperate with local, county and state historical organizations to promote a greater awareness of historic preservation.

Actions

2. Maintain an inventory of historic, architecturally significant and culturally significant buildings.

2010 PLAN

3.4 Natural & Agricultural Resources

Issues

- ~~Parks and open space~~
- ~~Environmental~~
- ~~Watershed~~
- ~~Vistas, streetscapes, trees~~
- ~~Historic preservation~~

Vision Statements *(combined all vision statements into one)*

Agricultural Resources:

Surrounded and impacted by agricultural land, the City of Lodi, in cooperation with the townships of Lodi, Dane, and West Point, shares concerns for the protection and ecological effects from neighboring agricultural land at present and for future generations.

Natural Resources:

The City of Lodi recognizes the importance of its natural resources and will continue to preserve, protect and enhance these natural resources for present and future enjoyment by the citizens of the Lodi Area and visitors alike.

Cultural/Historic Resources:

The City appreciates and should preserve, protect and promote the history and distinctive architectural landmarks that enhance the character and charm of Lodi to residents, visitors, and prospective newcomers.

Agricultural Resources

Goal: Support preservation of productive farmland in contiguous municipalities and agricultural practices that protect natural resources from runoff and chemical contamination.

- **Goal 1 (revised)**

Objectives: Support continued public education regarding runoff, chemical pollution and contamination in order to protect ground and surface water.

- **Nat. Resources: Action 3**

Encourage the historical farm-school-community connection by promoting and supporting the Lodi Agricultural Fair.

- **Cultural Resources: Policy 2**

Natural Resources

Goal: Preserve and protect natural areas, including wetlands, wildlife habitats, open spaces, slopes, surface and groundwater resources and environmental amenities in the region.

- Revised

Objectives:

Parks and Open Space

Maintain and enhance the attractiveness of parks, natural areas, public open spaces and streetscapes.

- Community Facilities Element: Policy 8

Preserve, improve and expand the City of Lodi Park system

- Community Facilities Element: Policy 8 and Action 4

Environmental

Maintain the health, integrity, and function of area wetlands and preserve wetlands as public conservancy areas.

- Nat. Resources: Policies 1-2

Maintain naturally-occurring floodwater storage areas and flood discharge mechanisms by preventing filling and construction in regional floodplains.

- Nat. Resources: Policy 5 and Actions 1-2

Promote practices which protect the environment and natural resources.

- Nat. Resources: Policies 1-5 and Action 3

Watershed

Establish water management practices that mitigate stormwater impacts on surface waters, minimize erosion, and maintain ecosystem function.

- Nat. Resources: Policy 5

Policies:

Parks and Open Space

Acquire additional parcels of land along Spring Creek, as land becomes available and funds are obtainable, to establish a corridor parkway.

- Community Facilities Element: Action 3

Acquire wetland parcels or development rights of critical habitat as may be feasible.

- Nat. Resources: Action 2

Establish a continuous parkway through the downtown area along Spring Creek by soliciting funding and acquiring parcels of land along Spring Creek as they become available.

- **Community Facilities Element: Action 3**

Environmental

Discourage development likely to have an adverse impact or otherwise significantly damage wetlands.

- **Nat. Resources: Policy 2**

Discourage filling or construction in floodplains, floodways, or flood fringe areas that would result in a reduction of floodwater storage and widening floodplain conditions downstream, unless approved by the City and the Department of Natural Resources.

- **Nat. Resources: Policy 4**

Promote recycling of domestic and commercial waste.

- **Community Facilities Element: Policies 15-18**

Promote the use of composting and rain barrels by City residents and businesses.

- **Utilities Element: Policy 22 (rain barrel)**

Work with contiguous communities and state and county agencies to assure protection of Lodi's marshes and wetlands.

- **Nat. Resources: Policy 3**

Watershed

Work with public utilities to raise awareness of energy efficient practices for use by consumers, businesses, and institutional users.

- **Utilities & Community Facilities Element**

Actively promote use of the City yard waste site.

- **Utilities & Community Facilities Element**

Continue to enforce stormwater management as required by City Ordinances.

- **Utilities & Community Facilities Element**

Work to ensure the future protection of Lodi's marshes and waterways.

- **Nat. Resources: Policy 3**

Encourage residents to purchase native, non-invasive plant species for landscaping.

- **Nat. Resources: Action 4**

Vistas, Streetscapes, Trees

Promote the use of more efficient street lighting.

- **Utilities & Community Facilities Element**

Encourage proper tree planting and maintenance.

- **Nat. Resources: Action 4**

Continue to use the Tree City designation process as a way to highlight Lodi’s commitment to the natural aesthetic of the community. Continue efforts to pursue grants such as the Urban Forestry Grant to enhance the downtown and neighborhood streets.

- **Cultural Resources: Policy 4**

Cultural/Historic Resource

Goal: Promote awareness of Lodi’s local history and preserve and protect historic elements of buildings and landscape.

- **Cultural Resources Goals 1 & 2**

Objectives: Encourage the preservation of the architectural character of historic structure and the restoration and upkeep of those structures.

- **Cultural Resources: Policy 5**

Cooperate with local, county and state historical organizations to promote a greater awareness of historic preservation.

- **Cultural Resources: Policy 6 and Action 3**

Policies: Encourage public education programs that focus on historic preservation and its benefits as part of continuing preservation efforts.

- **Cultural Resources: Policy 6 and Action 3**

Implementation Action Items	Schedule				Responsible Entity
	2010	2015	2020	2024	
	To	To	To	To	
	2014	2019	2024	2029	
1. Initiate meetings with adjacent townships to discuss items of mutual concern, particularly related to preserving productive farmland and agricultural practices that protect natural resources from runoff and chemical contamination. Needed?	X	X	X	X	Common Council; Towns of Lodi, West Point and Dane
2. Develop materials to promote public education regarding runoff, chemical pollution and contamination in order to protect ground and surface water. Natural Resources: Action 3	X	X	X	X	Public Works Committee; Friends of Scenic Lodi Valley; Parks Commission

To: Lodi Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Zoning Administrator July 2020 Monthly Report
Date: August 5, 2020

The following is a summary of July zoning administration activities in addition to those items appearing on the August 11th agenda.

Zoning Permits Approved:

- None

Summary of Zoning Inquires:

- Kwik Trip looking at potential issues/solutions to allow for building expansion.
- Homeowner looking for setback requirement for a new driveway.
- Homeowner looking to maintain their existing garage while the new garage is built.
- Single-family homeowner looking to maintain a gravel driveway (vs. getting it paved).
- Real Estate Broker for 107-111 S. Main Street, looking into the possibility of turning the back portion of street-level commercial unit into a residential unit.
- Home Occupation Verification Letter allowing Scenic Valley Driving School at 405 Sunset Drive.
- Review and denial of sign permit for 120 Portage Street to install a freestanding sign in what would have been public right-of-way.
- Realtor verifying duplex use on 436 Seminary Street is a legal non-conforming use in R-1 district.

On-Going City Projects:

- Comprehensive Plan amendments.
- Zoning Map Update.

Pending Requests/Future Agenda Items:

- 103 Pleasant Street (Top of Lodi). Combined GDP and SIP document for Top of Lodi Business Center Planned Unit Development has been tabled (up to the end of the year).
- 215 N. Main Street. Potential Kwik Trip expansion project.