



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, January 8, 2019 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

Plan Commission Minutes

1. Call To Order

Rich Stevenson called the meeting to order at 6:31pm.

2. Roll Call

Commission members present: Ted Lee, Jennie Larsen, Rich Stevenson, Jim Ness, Ken Detmer and Adele Van Ness. Excused Beau Lane. Staff present: Andrew Bremer, Zoning Administrator, Julie Ostrander, Director of Administration

3. The Pledge Of Allegiance

4. Public Input

None

5. Public Hearing to Consider Amendments to the City of Lodi Zoning Ordinance, Chapter 340-84A, Exceptions to parking requirements, relating to minimum parking stalls for dwelling units located above the ground floor of permitted uses in C-2 District; as well proposed amendments to Table 1 of Article XIV, Parking and Loading for multi-family dwellings related to minimum parking stalls for multi-family units.

Stevens opened the public hearing at 6:32pm. Bremer provided an overview of the purpose of the code amendment as summarized in his staff report dated January 3rd, 2019. After no one requested to speak for or against the amendment Stevenson closed the public hearing at 6:34pm.

6. Business Items

6.I. Approve The Minutes of the December 11, 2018 Plan Commission Meeting

Motion by Lee, seconded by Ness, to approve the minutes as presented with one correction to the fifth line of item 5.III: "Bremer indicated that other" not "Bremer indicated that over". Motion passed 6-0.

6.II. Discussion and Potential Recommendation to Council Regarding Amendments to the City of Lodi Zoning Ordinance, Chapter 340-84A, Exceptions to parking requirements, relating to minimum parking stalls for dwelling units located above the ground floor of permitted uses in C-2 District; as well proposed amendments to Table 1 of Article XIV, Parking and Loading for multi-family dwellings related to minimum parking stalls for multi-family units.

Bremer provided an overview of the purpose of the code amendment as summarized in his staff report dated January 3rd, 2019. Stevenson asked if the amendments impacting loading requirements. Bremer indicated they did not. Van Ness inquired how many parking stalls might be able to fit behind 113 Main Street. Bremer indicated likely three. Motion by Detmer, seconded by Lee to recommend the zoning ordinance amendment as presented. Motion passed 6-0.

6.III. Discussion of potential uses and zoning designations for the former Lodi Primary School property, 103 Pleasant Street.

School District Administrator Chuck Pursell was in attendance to discuss a pending request to rezone 103 Pleasant Street to aid the School District's sale of the property. Bremer provided an overview of his staff report dated January 3, 2019. Bremer indicated that based on the existing zoning language in the C-3 district, and the configuration of the existing school building on the property, any future residential use of the existing building would require a conditional use permit, except for those portions of the building identified as rooms 200-204 as these rooms could be considered "residential use above street level" which is a permitted use in the C-3 district. The Plan Commission discussed and concurred that only this portion of the existing building likely meets the intention of this permitted use as the term "residential use above street level" is not otherwise defined in the zoning code. The Plan Commission also discussed whether the C-3 or PUD zoning districts were the best fit for the property at this time. The consensus was to direct the property owner to submit a rezone for the C-3 district because the ultimate uses of the building are not known at this time and any future owner that desires to reuse the property for a use not allowed in the C-3 district could petition the City to rezone the property to the PUD, or another district, at that time. A public hearing was set for February 12th. Bremer noted that the public hearing will be for all three parcels; however, the Plan Commission may make separate motions on each individual parcel as desired.

6.IV. 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).

Bremer reviewed has staff report dated January 3, 2019.

7. Adjourn

Motion by Lee, seconded by Stevenson, to adjourn. Motion passed 6-0, meeting adjourned at 7:33 pm.

Minutes by Andrew Bremer, Zoning Administrator