



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, March 10, 2020 at 6:30 pm in the Lodi Public Library, 130 Lodi Street, Lodi, WI.

Plan Commission Agenda

1. Call To Order

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

2. Roll Call

Commission members present: Peter Tonn, Jennie Larson, Ted Lee, Rich Stevenson, Jim Ness, Ken Detmer (arrived later)

Commission members absent: Paegge Heckel

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

3. The Pledge Of Allegiance

4. Public Input

Jim Duffy (Top of Lodi, LLC – 103 Pleasant Street) stated he received a zoning violation for the current use in the building (Madison Area Remote Control Car Association) and they have stopped using the facility. The reason for having the use in the building was to deter vandals, which they had problems with after taking ownership of the property and again over the over the weekend. He is working on a long-term plan for the site, but it is important to keep criminal activity from taking place. He would like to work out something for allowing the Madison Area Remote Control Car Association use the property in the meantime. Stevenson stated he should work with the Zoning Administrator on this issue.

5. Approve Minutes from February 11, 2020.

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

6. Public Hearing to consider amendments to the existing General Development Plan for Highlands of Ridgestone Planned Unit Development (Terra Vista Plat).

Stevenson opened the public hearing. Tremlett provided an overview of the application. A public attendee asked if it is better to have the road terminate vs. going through to Sauk Street. Tremlett stated it does preserve the woodlands and steep slopes to a greater degree than a thru street, and the updated GDP will allow for pedestrian access down to Sauk Street. Jim Grothman (applicant) discussed the hurdles in engineering Mariahwynn Terrace to connect down to Sauk Street, including removing the knob in the hill. He stated over the two years of working out the design it became apparent that only option to develop this portion of the subdivision is to build a circle drive along the top of the hill, as the terrain and bedrock proved to be too much to overcome. Joe DeYoung (project engineer) noted the design for Mariahwynn would require one-way separated lanes that could not meet City standards.

Alder Susan Miller stated her concern with the identified park space in the GDP, which the Parks Committee did not accept the land for public park. Stevenson stated the City has accepted the land for park use with no current plans to add any park features to the land.

Stevenson asked who would maintain the trail. Grothman stated the trail will provide a secondary route for emergency access. Tonn added that the trail along Sauk Street is maintained by the City. Tonn stated the trail is used often and he felt there needed to be a connection through to Sauk Street and around the storm pond. Tonn asked what the grade separation would be to go down the hill towards Sauk Street as compared to across to the reservoir. DeYoung stated it is 40-plus feet down the hill with it relatively flat towards the reservoir – maybe seven feet. Stevenson stated the intent of the trail is to connect to the City limits. Tonn suggested the GDP provide an easement for the trail based on a consistent distance from the road centerline inclusive of the shared drive portion. Tonn asked what the distance was between the back of curb to the shared drive. DeYoung stated it's around 40 feet; however, the elevation and corresponding grades would be a concern. DeYoung asked if there is consideration of jumping across the road to continue west where grades would allow for easier construction of the trail.

Tonn asked if there would be a Homeowners Association (HOA) for the shared drive. Grothman stated there would be, or the shared drive could be dedicated as an alley. Tonn stated he would not support the shared drive being dedicated to the City and that it should be maintained by an HOA, but allow the City to plow the northern six feet for trail use. Stevenson noted the City is purchasing a sweeper to maintain trails in the City.

Detmer asked if we can separate the two items (i.e., circle drive/shared drive and school lot). Detmer further explained that since its relatively flat towards the reservoir, he would like to see Mariahwynn Terrace extend over to the reservoir and utilize the access drive on that property. Tonn stated he likes the redesign as presented, as he sees it as desirable lots that are buffered from the busy Sauk Street and would not allow for thru traffic. Stevenson agreed that the circle drive provides private lots that are quite desirable.

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 7:03pm.

7. Discussion and Potential Recommendation to Council Regarding Highlands of Ridgestone GDP Amendment.

Larson asked if the circle drive is designed to allow fire and other emergency vehicles. DeYoung stated it does allow for emergency vehicles. Tonn asked if there could be something put in to stop people from driving on the emergency access / trail, such as breakaway pylon. Grothman agreed something could be placed to deter vehicles using the access trail.

Several Plan Commission members discussed the overall width of the private drive to support resident access and general public trail use. DeYoung noted driveways are typically twelve feet, but to allow for two vehicles – specifically, two emergency vehicles – the shared private drive was designed with sixteen feet in width. DeYoung noted that the design would allow for a trail along the curb edge with culverts. Grothman noted he would like to provide an easement even if the trail can be built within the street right-of-way to allow for land disturbance during construction of the trail. Tonn noted that if the shared drive is wider, bicycle markings would be needed to keep people from parking on it. Tonn reaffirmed desire for a HOA to preserve the integrity and overall maintenance of the private drive.

Detmer stated a concern with fitting in a trail along the stormwater pond in this area. Tonn noted the trail in some locations is right next to the curb along Sauk Street, including near the other stormwater facility to the east. DeYoung noted that the design would allow for a trail along the curb edge with culverts. Grothman noted he would like to provide an easement even if the trail can be built within the street right-of-way to allow for land disturbance during construction of the trail. Tonn noted the City was awarded \$500,000 grant that will allow them to extend the trail to further the multi-modal opportunities in the City.

Tonn acknowledged he was concerned with the loss of land to the school, but was pleasantly surprised by the development provides 50 homes sites in Terra Vista plat. Grothman added that there will be an additional 14 lots in the pit area as well. Stevenson asked when the pit area will be developed. Grothman stated after he sells the lots in Terra Vista plat.

Stevenson made a motion, seconded by Larson, to conditionally recommend the Highlands of Ridgestone General Development Plan (GDP) amendment (dated March 10, 2019) with the following GDP text and map changes shown below. The motion passed 6-0.

1. Revise the maps to show a multi-use trail along Sauk Street to the City Limits, except along the shared drive frontage where the trail shall be shown utilizing the shared drive. Identify a 15-foot public access and trail easement to be provided for the trail along the Sauk Street right-of-way, except for the frontage along the shared drive. Maintenance of this trail will be the responsibility of the City (excludes the shared drive portion).
2. State the shared drive will include a public access and trail easement to allow for trail use and for the City to clear snow or clean the pavement should it be deemed necessary. State the maintenance of the private drive (i.e., integrity of the pavement, snow/ice removal, etc.) will be the responsibility of an established Homeowners Association for the lots receiving access from the private drive.
3. State the stormwater management facility in the northwest section of the development (adjacent to Sauk Street) will be designed to allow for an 8-foot paved trail in front of the stormwater management facility.
4. State the trail / emergency access between Mariahwynn Terrace and the City reservoir access drive will include a breakaway bollard/pylon with signage on both ends of trail to prohibit motor vehicles, except emergency vehicles.
5. The Zoning Administrator shall verify the above conditions are included prior to certifying the Highlands of Ridgestone GDP amendment.

8. Discussion on Lodi Comprehensive Plan Update.

Tremlett discussed the utilities section of the Utilities & Community Facilities/Services element within the Comp Plan, covering revised goals, objectives and policies. Several changes were requested to proposed Policies #9, #13, 18 and 19, and Action #4. The 2010 Comp Plan Actions #11, #13, and #14 will be revised as policies in the updated Comp Plan.

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 March 3, 2020. There was discussion amongst Plan Commission members about the High School athletic field artificial turf project, including potential improvement to current stormwater management conditions, potential for flow control on the ravine, potential downstream impact, and need for DNR permit. Tremlett will check in with the School District on the Erosion Control & Stormwater Management Maintenance/Operation Plan and Construction Plan set.

10. Adjourn

Motion by Lee, seconded by Stevenson, to adjourn. Motion passed 6-0, meeting adjourned at 8:24pm.