



**PLEASE TAKE NOTICE** that there will be a City of Lodi Plan Commission meeting held on Tuesday, March 12, 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 6:32pm.

2. Roll Call

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

3. The Pledge Of Allegiance

4. Public Input

Nancy Long, 809 Sunset Drive, asked about the quarry behind her home and plans for seeding. Jim Grothman was in attendance and spoke separately with her about her concerns.

5. Public Hearing to consider repealing and replacing the City's existing Sign Code, Chapter 278 of the Municipal Code.

Stevenson opened the public hearing at 6:34pm. Bremer provided an overview of the purpose of the amendment as summarized in his staff report dated March 8, 2019. After no one came forward to speak for or against the amendment Stevenson closed the public hearing at 6:37pm.

6. Business Items

6.I. Approve the minutes of the February 12, 2019 Plan Commission Meeting.

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

6.II. Discussion and potential recommendation to Council regarding approval of HBI Enterprises LLC's Land Division Application and CSM to consolidate parcels 11246-487.02 and 11246-403.C being part of Outlots 174 and 176 located along Sauk and Second streets.

Bremer reviewed the staff report dated March 8, 2019. Tonn recused himself from voting on this matter as he is part of the ownership group. Stevenson asked about future timing of potential rezoning requests and plans for reuse of the property. Beau Lane indicated timing of these activities was uncertain and that step one for them was to have the three lots consolidated. Van Ness asked how this application, and a lack of a specific redevelopment plan, was any different than the same request to consolidate the three former Lodi Primary School lots that the Council did not approve. Bremer indicated that the circumstances of each location are different and unlike the school site this site is unimproved and does not include the same park issues as the school site. In addition, by consolidating the lots there would only be one non-conforming lot instead of three nonconforming lots and a portion of Sauk Street would be dedicated to the City. Lane also noted that the consolidation would also clean-up an error in the tax roll as one of the three parcels is currently not on the tax roll. Motion by Larson, seconded by Lee, to recommend the CSM to Council for approval. Motion passed 5-0 with Tonn abstaining.

6.III. Discussion and potential recommendation to Council regarding approval of Pat Hillestad & Beverly Quam Land Division Application and CSM to create a zero lot line duplex for parcel 11246-533.019 located at the corner of Prospect Avenue and Seminary Street.

Bremer reviewed the staff report dated March 8, 2019. Tonn asked if the property is zoned R-2. Bremer indicated it was. Motion by Larson, seconded by Ness, to recommend the CSM to Council for approval. Motion passed 6-0.

6.IV. Discussion and potential recommendation to Council regarding approval of Rick Schoenemann's Land Division Application and CSM to create a zero lot line duplex for parcel 11246-900.03, 106 & 108 Dale Drive.

Bremer reviewed the staff report dated March 8, 2019. Tonn inquired whether the Plan Commission should take action on this application given on-going litigation regarding issues with the property related to the multi-use path and sidewalk. Motion by Ness, seconded by Tonn, to table action in order to consult with the City Attorney. Motion passed 6-0.

- 6.V. Discussion and potential recommendation to Council regarding approval of Frances Groves Trust and Groves Family Land Trust Extraterritorial Land Division Application and Fern Glen Farms Preliminary Plat located along CTH J west of Bilkey Road.

Bremer reviewed the staff report dated March 8, 2019. Included in the staff report was an analysis provided by the City Attorney regarding the City's review authority related to extraterritorial plats in light of current statutory laws. Jim Grothman representing the applicant indicated the family was dividing land within the trust and that it was not the intent of the family to develop the properties at this time. He indicated that he has meet with the Town of Lodi three times to layout the subdivision. Stevenson inquired whether right-of-way was being dedicated to the Town for Bilkey Road. Grothman indicated it was. Motion by Tonn, seconded by Ness, to recommend the preliminary plat to Council for approval. Motion passed 6-0.

- 6.VI. Discussion and potential recommendation to Council regarding exterior mural design at 108 Lodi Street.

Bremer reviewed the staff report dated March 8, 2019. Tonn indicated including more murals in the Downtown was a goal of the Main Street Corridor Plan and that the cost of the mural was a TID eligible expenditure. The City had issued an RFQ for placing a mural at 108 Lodi Street. The City received two responses. Both murals would be painted on a canvas with the canvas attached to the side of the building. Ness indicated that the property is being purchased by a new owner and that the new owner is also in favor of the mural. Tonn clarified that the recommendation from the Plan Commission is whether to have a mural at this location and not which artist to select as the City is still obtaining public input on this aspect of the project. Motion by Larson, seconded by Lee, to recommend to Council a mural on the east side of the building at 108 Lodi Street. Motion passed 6-0.

- 6.VII. Discussion and potential recommendation to Council regarding repealing and replacing the City's existing Sign Code, Chapter 278.

Bremer reviewed the staff report dated March 8, 2019. Tonn inquired whether the references in the draft sign code to January 1, 2018 should be changed to January 1, 2019. Bremer indicated yes they should. Tonn discussed the need to send letters to property owners after the new sign code is adopted to inform them of any non-compliant signs and to indicate other options they have that would comply with the new sign code. Motion by Van Ness, seconded by Larson, to recommend to the new sign code to the Council with references to January 1, 2018 replaced with January 1, 2019. Motion passed 6-0.

- 6.VIII. 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 the staff report dated March 8, 2019.

## 7. Adjourn

Motion by Lee, seconded by Ness, to adjourn. Motion passed 6-0, meeting adjourned at 7:43pm.