



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, April 9, 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 6:30pm.

2. Roll Call

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

3. The Pledge Of Allegiance

4. Public Input

Suzanne Miller provided Plan Commission members with a letter written by Corrine Hill to the City Council dated August 1, 2006 regarding parkland dedication requirements.

5. Public Hearing

To consider amending Article XVII Landmarks and Historic Preservation of the Zoning Code. Specifically revising Section 340-99 to define the Commission as the Plan Commission of the City of Lodi and to revise Section 340-101C to delete the reference to the City Historic Preservation Commission and replace it with the City Plan Commission.

Stevenson opened the public hearing at 6:35pm. Allison Seaton inquired what was changing with the ordinance. Bremer indicated that the Plan Commission would fulfill the role and duties of the Historic Preservation Commission and there are no other changes to the ordinance affecting the status of existing historic districts or properties. Suzanne Miller stated she would like the Park Commission rather than the Plan Commission to fulfill the duties of the Historic Preservation Commission. Mike Miller inquired whether there was any funding set aside for historic preservation. Allison inquired whether the City's ordinance was stricter than the State's model ordinance and if a property is designated historic locally does it automatically become a State historic site. Jennie Larson addressed the audience noting that she recently spoke with Joe DeRose of the Wisconsin State Historical Society about the proposed ordinance revisions. Joe assisted the City with the original inventory of historic districts and properties in 2003 and the subsequent creation of the City's Historic Preservation ordinance. Jennie stated that Joe indicated that it is common for communities to use other existing commissions to fulfill the role of a historic preservation commission because after the initial inventory and ordinance are adopted there generally is not a need for the historic preservation commission to meet as no new historic properties are created. Ness indicated that the historic preservation commission hasn't meet for over 10 years. After no further public comments Stevenson closed the public hearing at 6:50pm.

6. Business Items

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

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

7. 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 April 2, 2019. Bremer indicated that following completion of the staff report he had spoken with the City Attorney regarding the need for a trail easement for the existing multi-purpose trail along Sauk Street. The submitted CSM identifies the existing trail and the existing 20' wide utility easement along Sauk Street; however, there is no existing easement for the trail. Bremer indicated that both he and Attorney Johnson were in agreement that the Plan Commission should consider requiring, as a condition of approval, an amendment to the existing utility easement to address the existing trail. Mr. Schoenemann asked whether the trail was in the right place and whether there was any documentation that the trail exists or was planned. Ness indicated that Schoenemann should discuss those matters with Jim Grothman. Stevenson indicated that the existing trail is shown on the applicant's CSM. Stevenson asked Schoenemann if the trail was present when he bought the property. Schoenemann indicated it was. Ness indicated that the trail is currently maintained by the City and if a trail wasn't in place the City would require a sidewalk which the property owner would maintain. Bremer indicated the purpose of the easement amendment is to memorialize the use and maintenance of the trail. Motion by Van Ness to recommend approval of the land division application conditioned on revising the existing utility easement to include the existing trail. Seconded by Lee. Motion passed 6-0.

8. Discussion and potential recommendation to Council regarding amending Section 340-99 to define the Commission as the Plan Commission of the City of Lodi and to revise Section 340-101C to delete the reference to the City Historic Preservation Commission and replace it with the City Plan Commission.

Bremer reviewed the staff report dated April 2, 2019. Van Ness inquired whether the ordinance amendment would affect any historical preservation tax credits for existing eligible properties. Bremer indicated it does not. Detmer inquired whether Bremer was comfortable with the changes and additional duties for the Plan Commission. Bremer indicated he did not have any issues with the proposed amendments. Motion by Van Ness, seconded by Lee, to recommend approval of the ordinance amendment as presented. Motion passed 6-0.

9. Discussion with Duane Steinhauer regarding request to reconsider zoning and lot consolidation of the former Lodi Primary School, 103 Pleasant Street.

Bremer reviewed the staff report dated April 2, 2019. Duane Steinhauer (Top of Lodi LLC) appeared before the Plan Commission to discuss redevelopment of the former primary school. Steinhauer recently purchased the property and would like the City to reconsider the School District's previous requests to rezone the properties from R-1 to C-3 and to approve the consolidation of the three lots. Bremer indicated that the Plan Commission was not taking action on these requests tonight but that this meeting served as an opportunity to learn more about Mr. Steinhauer and his plans for the building and that a public hearing and action on the requests would occur at the May Plan Commission meeting after required public notifications. Steinhauer indicated that his intent is to put the building back into operation as a multi-tenant commercial property. Steinhauer indicated that potential uses could include: sign company, prototype company, storage, book seller, shipping office, medical office, church, radio station, lawyer office, research company, incubator space, plumber or electrician office, daycare facility. No specific tenants or leases have been identified yet. Steinhauer indicated that he can't market the property for commercial uses until he knows commercial uses are allowed on the property. Bremer indicated that any proposed use would have to comply with the City's Zoning Code. Steinhauer indicated he owns other multi-tenant commercial buildings in Mt. Horeb and Madison that are similar to what he is proposing. Van Ness inquired about Steinhauer's plans for parcel 323 (Third Terrace). Steinhauer indicated he did not have any plans for this parcel and knows that the property is restricted to park use. He indicated that perhaps it could be dedicated to the City to meet any future park dedication requirements for residential uses of the building; however, at this time it is his preference not to have any residential uses of the property except for a potential caretaker or watchman's unit. Steinhauer indicated that he does plan to remove the remaining play equipment on advice of his attorney as this is a liability. Detmer inquired who would serve as the property manager. Steinhauer indicated he would. Detmer asked if the existing stairs down to Main Street would be closed from public use. Steinhauer indicated he did not have plans to restrict access to the existing stairs. Steinhauer inquired about responsibility for maintenance of the stone wall and whether it was ok to clean up over-grown landscaping. Ness indicated that was his responsibility and that some clean-up would improve the aesthetics. Steinhauer indicated he would just remove landscaping within the stones to prevent further decay but intended to maintain the landscaping behind the stones. Detmer advised not to use concrete to fill in the spaces between the stones as the wall is designed to allow water to pass between the stones. Bremer indicated that next steps were for Steinhauer to submit official rezone and land division applications along with a supportive development plan for consideration at the May Plan Commission meeting. Bremer inquired whether Steinhauer thought it was necessary to rezone parcel 323 since Steinhauer acknowledges the existing park restrictions. In addition, Bremer noted that parcel 323 could be left out of the consolidation of the other two lots to avoid having to subdivide the property in the future if it were dedicated to the public. Steinhauer indicated he would need to discuss with the surveyor who created the original CSM for the School District but that he was generally ok with this approach if it was the preference of the Plan Commission.

10. 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 April 2, 2019. Van Ness thanked the members of the Plan Commission as this was her last meeting.

11. Adjourn

Motion by Lee, seconded by Van Ness, to adjourn. Motion passed 6-0, meeting adjourned at 8:35pm.