



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, July 16, 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 6:33pm.

2. Roll Call

Commission members present: Peter Tonn, Jennie Larsen, Ted Lee, Rich Stevenson, Jim Ness, Page Heckel, and Ken Detmer. Staff present: Stephen Tremlett - MSA, Zoning Administrator (Acting).

3. The Pledge Of Allegiance

4. 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

Roger Klopp (607 Corner St.) spoke in regards to the reuse of the former Lodi Primary School. He stated he is opposed to the rezone from residential to commercial as it would reduce property values and create more noise within the neighborhood. He also mentioned there is vacancy within the downtown and adding commercial space in the former school property would only add to the commercial vacancy.

Kathy Gordon (508 Woodlawn Ave.) spoke in regards to the reuse of the former Lodi Primary School, asking if the City can legally approve a rezone when there is no specific plan for its reuse.

Amy Brown (509 Madison Ave.) spoke in regards to the reuse of the former Lodi Primary School requesting that the City not approve a rezone to commercial.

Mike Goethel (227 Palmer Pkwy.) spoke in regards to the former Lodi Primary School. He believes the current state of building (based on finding in a Plunkett Raysich report identifying a need for over \$1M of investment to the HVAC system and potentially water and sewer contamination issues) suggest the building should be torn down, or redeveloped using the state blight law.

Michele Breunig (407 Sunset Dr.) spoke in regards to the reuse of the former Lodi Primary School requesting that the City not rezone the property – they deserve better.

Susie Wimer (230 Palmer Pkwy.) spoke in regards to the reuse of the former Lodi Primary School stating the commercial use in the wrong location along a beautiful hill.

5. Approve Minutes from June 11, 2019

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

6. Discussion and Recommendation to Approve an Architectural Design Review Permit and General Development Permit by Lodi School District for a 1920 SF Athletic Shed (900 Sauk Street) - Parcel 11246-769 (in front of existing track))

Tremlett reviewed the staff report dated July 9, 2019. Tonn indicated that not a single home in the City would be allowed to build a shed like the one proposed (due to its lack of architectural merit). Stevenson indicated that at an alternative location, noting their proposed location is the view from the dental office across the street. Stevenson also added that the shed should use earth tones similar to the pressbox (vs. the school colors as proposed). Tonn noted the third image on the right within the staff report would be an improvement, noting the roof overhangs and the brick veneer base in the image. The School District representative (Name?) stated he discussed with the coaches, there is openness from the district to include landscaping around the foundation of the shed, and the colors could be changed. The school representative also indicated the alternative shed location (discussed in the staff report) is used by disabled persons to watch games held on the high school football field, utilizing the nearby parking lot. Tonn agreed this activity takes place in the alternative location discussed. Stevenson asked about siting the building in a way to allow for the shed and an area to view the games held on the football field. Tonn asked if the shed could be turned 90 degrees and pushed as far east as possible to allow for both activities to exist (i.e., shed and disabled persons game viewing). There was a motion by Larson, seconded by Heckel, to table action to allow the school district to consider changes to Plan Commission's concerns with the current proposed plans. Motion passed 7-0.

7. Public Hearing

To Consider Conditional Use Permit for 108 Lodi Street (Mural)

Stevenson opened the public hearing. Tremlett provided an overview of the application. Stevenson and Tonn talked about how this was an action item in a recent plan and the process taken to hire an artist for the project. Ness noted to the building owner, whom was present at the meeting, still needs to sign their agreement, and added that the agreement is only good if he owns the building (i.e., if he sold the property there would need to be a new agreement with the new owner). Larson thanked Nate (property owner) for doing this for the community. Nate stated this is the only way for the community to continue to grow. Detmer asked if the \$15,000 budget included the City's cleaning activities for the project or if this was additional. Ness stated that the cleaning is a separate budget that has already been established. After no further public comments Stevenson closed the public hearing.

8. Review and Recommendation to Approve a Conditional Use Permit to Construct a 450 SF Mural on Exterior (108 Lodi Street)

Motion by Tonn, seconded by Larson, to approve a Conditional Use Permit to construct the 450 SF mural on the exterior at 108 Lodi Street. Motion passed 7-0.

9. Public Hearing

To Consider Conditional Use Permit Application for 325 Lodi St (Newport)

Stevenson opened the public hearing. Tremlett provided an overview of the application and noted he had received one call from Brian Dohm in opposition of the application. Charlie Panosian (103 Sunset Dr.) indicated he supports the application as the Joe is a highly skilled person and this supports economic development growth within the community. Tom McGowen (310 Nestles St.) is adjacent neighbor and indicated he is opposed to the conditional use. He also inquired about the planned hours of operation and if the garage can support the use (including ventilation requirements and fire stop at the door). Brian Dohm (320 Lodi St.) lives across the street from the applicant's property and indicated he is opposed to the application. He stated the use would add traffic to the street and didn't see how the applicant could add additional cars to their property with five vehicles currently present in the driveway (as observed over the last two days). Cindy Heal (104 Sunset Dr.) lives nearby and indicated she does not support the application. She noted the past owner of applicant's property did not follow through on their plans and she wonders if it could happen again with this new request. She also noted concern with cars parked on the street due to the odd angle the street already presents near the applicant's driveway, potential size of a sign on the applicant's property, and potential loss of her property value (due to the in-home business). Joe Newport (325 Lodi St.) indicated he liked this process, allowing the neighborhood to voice their concerns, and he is open to meeting additional conditions to meet the concerns of the neighborhood. Libby Newport (325 Lodi St.) spoke about purchasing this home four years ago, and how the business would allow her husband to be home more to see their two kids and does not want to impact the value of the neighborhood let alone her own home. Someone from the audience noted they did not receive the notice until Saturday and possibly that is why there were limited to no comment prior to the public hearing. Tremlett noted Bremer (regular Zoning Administrator) had sent the notices out later than is typical per city policy, but it did not preclude action or discussion. There was a motion by Tonn, seconded by Heckel, to close the public hearing at 7:44pm. Motion passed 7-0.

10. Review and Recommendation to Approve Conditional Use Permit to Allow a Home Occupation for Automotive Repair Service (325 Lodi Street) – Parcel 11246-522 (including repair of motors)

Stevenson asked the applicant his intended business hours with the applicant replying normal business hours (8am-5pm) Monday through Friday. Stevenson asked the applicant about the number of vehicles he currently owns and stores on the property with the applicant replying he has three vehicles outside and none inside due to materials being stored in the garage. The applicant also stated they would back vehicles into the garage so they could leave his property easier, as the applicant noted that he doesn't park vehicles on the street due to the same concern raised by his neighbor (during the public hearing). He noted he would like to have two vehicles in the garage and one outside on the driveway. Heckel asked if the building is equipped to handle this type of use of the garage with the applicant noting he has some of the equipment already and that the garage is separated from the house via a breezeway. Larson asked if his business requires state licensing and inspection. Applicant indicated he has business taxation requirements, but no state license requirement. Tonn noted he is split on this application because he supports entrepreneurialism but also knows, if successful, he will need to expand his business within 1-2 years and likely wouldn't be able to make that move until 1-2 more years after that (resulting in potential impacts to neighborhood in this transition period). He also noted a recent precedent (boat repair home-based business) that required all service and parking of vehicle to be within the garage, meaning no vehicles related to business may be present in the driveway nor on the street. Stevenson noted a desire to table action to allow the applicant to work out concerns with the neighborhood. Tonn stated the conditional use process is in place to allow the neighborhood to voice their concerns. Detmer indicated that enforcement of conditional uses hasn't been happening and the concerns from neighborhood is making him lean towards not approving the conditional use. Heckel stated she was torn because adding a business is good thing for the community but had concerns the increased traffic (such as parts delivery to the home). Stevenson noted other homeowners are operating home-based businesses without going through this process and he commends them for following City policies prior to operating such a business out of their home. Stevenson identified condition of approve #11 (in the staff report) should read, "There shall be zero non-owner registered vehicles in connection with the home occupation parked in the driveway or street" – removing "garage", and condition of approval #12 shall read, "Hours of operation shall be limited to 7:30am to 5pm Monday – Friday". Tonn stated that he is concerned they are setting the applicant for failure based on the conditions of approval, in particular with no vehicles outside the garage and not allowing for potential emergency repairs needed over the weekend. Applicant stated, at a minimum, he would use one space inside the garage to work on a vehicle and one space in the driveway waiting to be worked on or picked up. Tonn made a motion to recommend approval of the

conditional use permit to allow a home occupation for automotive repair service at 325 Lodi Street. Ness abstains from voting. The motion failed 2-4 with Tonn, Larson, Lee and Detmer opposed.

11. Discussion and potential recommendation to Council regarding approval of a Land Division Application for parcel 11246-1001.20 to convert 702 & 704 Ellie Rae Drive from a duplex to a zero lot line duplex.

Tremlett reviewed the staff report dated July 9, 2019, noting the application and CSM do not require a comprehensive plan or GDP amendment. Motion passed 7-0.

12. 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 9, 2019.

13. Adjourn

Motion by Ness, seconded by Heckel, to adjourn. Motion passed 7-0. Meeting adjourned at 8:20pm.

Minutes by Stephen Tremlett, Zoning Administrator (Acting)

DRAFT