



**PLEASE TAKE NOTICE** that there will be a City of Lodi Plan Commission meeting held on Tuesday, August 13, 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 6:45pm.

2. Roll Call

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

3. The Pledge Of Allegiance

4. Public Input

None.

5. Approve Minutes from July 16, 2019.

Motion by Lee, seconded by Heckel, to approve the minutes with one correction – identify Neal Reible as the School District representative under discussion on Agenda Item #6. 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 August 6, 2019. Stevenson stated he appreciated the changes made to the application in both relocating the facility behind the tennis courts (outside the view of Sauk St), as well as the revising the building's color scheme. Tonn asked Neal Reible (School District representative) about the reference to gray color when the renderings suggest brown tones, and how close it will match the football field pressbox. Reible stated they intend to match the color palette in the football field pressbox. Tonn noted he also built a shed with the window ribbons, as proposed along the top of the east and west facades of shed, and wished he had not because it looks a bit tacky. Tonn preferred the design did not include the ribbon windows and instead continue the metal siding to the roofline. Reible noted the windows are necessary, as the structure will not have interior lights. Stevenson asked if there were going to be any exterior lights. Reible stated there would not be interior or exterior lighting to the building. Detmer stated that this project is just one in the works with the School District, noting a proposed \$1.2 million renovation project to add synthetic field to the football field and other enhancements. Detmer also noted that he didn't know if the School District wanted to comment on that project, but wanted to keep communications open as new school projects are proposed in the City. Tonn asked Reible if the next capital project is going to require additional changes with this proposed shed and if this shed project should be delayed to work in tandem with the next capital project. Reible stated the next capital project is not tied to adding this shed building. There was a motion by Larson, seconded by Heckel, to recommend approval of the Architectural Design Review permit and general development permit application as submitted with condition #1 in zoning administrator's report (i.e., the base of the structure will be protected from grass areas by a minimum of one foot of pavement or gravel/wood mulch (not less than six inches in depth) with weed barrier fabric). Motion passed 7-0.

7. 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 August 5, 2019. Tonn noted the former Primary School is no longer an Economic Development Committee agenda item, as it was referred to City Council. Ness responded that the rezone did not pass and the property owner can only use the property based on its current zoning and/or come back in a year to consider a new rezone application. Ness also noted if there is a new application that it would be referred to Council – not Economic Development Committee. Tonn asked for verification on the legal requirement prohibiting resubmittal of rezone applications for a year. Tremlett stated he will follow up on the legal requirement. Stevenson stated the resubmittal would ideally be through Planned Unit Development (PUD). Stevenson also noted it might be beneficial to have Economic Development committee work with the property owner so when he comes back with a new proposal he has a better understanding of what is important to the neighborhood. Ness stated he plans to encourage the property owner to establish a neighborhood group to find a use/development that the neighbors would not oppose.

Stevenson asked about references to purchasing Lot 37 to allow access to the back of the new elementary school. There was reference to changes in road design made by the City. Ness stated the City did not change the road design. Stevenson suggested if there were a [road] change, it may have been a result of Grothman – not the City.

Detmer suggested that City might want to consider requiring further review of athletic field renovations, providing the example of Edgewood H.S. field concerns in Madison, WI. Heckel agreed that traffic might be concern considering how busy the street is currently. Detmer questioned how the proposed future athletic fields to the elementary school are going to tie into Economic Development initiatives. Larson asked if the City had a say/vote with school referendums. Ness noted the School District intends to fundraise for the majority of the project. An audience member noted the school board can borrow up to a \$1 million without the need of referendum, and the school board intends to borrow roughly \$500,000 with the rest of the project covered by donations. Tonn further clarified that synthetic field and scoreboard is the primary project with an additional \$200,000-\$300,000 to improve traffic/pedestrian movement and points of entry.

8. Referrals/Announcements.

Detmer asked if Steve Tremlett is now the Zoning Administrator. Ness responded that Andrew Bremer has taken a job with the Village of McFarland, and that Steve Tremlett will be the Zoning Administrator through the City's contract with MSA Professional Services, Inc. Tonn made a request that Tremlett, as the new Zoning Administrator, work with property owners and developers as a positive extension of the City to find resolutions that benefit the community while enforcing the zoning code.

Detmer discussed a lot for sale off Woodland Avenue that, in his opinion, is not a buildable lot, noting the property description says "see the City about access (as none exists currently)". Stevenson noted there is no emergency access and there are water issues with the property.

Stevenson questioned another property (on Dale Drive) listed for sale that originally was part of a planned development of three buildings. Ness noted the property had an option to buy for a long-term care facility, but the property is still owned by Grothman. Stevenson noted concern for what type of development could be built on this property, considering the previous plan for the site. Tremlett noted he would follow up with more information.

9. Adjourn

Motion by Heckel, seconded by Larson, to adjourn. Motion passed 7-0. Meeting adjourned at 7:22pm.

Minutes by Stephen Tremlett, Zoning Administrator