



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, October 13, 2020 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

In-person attendance is limited due to social distancing protocols and masks are encourage. Virtual attendees interested in speaking must register on the City's website 24 hours prior to the meeting start time.

Plan Commission Agenda

1. Call To Order
Rich Stevenson called the meeting to order at 6:34pm.
2. Roll Call
Commission members present: Peter Tonn, Ted Lee, Ann Groves Lloyd, Rich Stevenson, Jennie Larson, Nick Strasser, Ken Detmer
Staff present: Stephen Tremlett - MSA, Zoning Administrator, Julie Ostrander - Director of Administration, Terry Wetter – Director of Operations
3. The Pledge Of Allegiance
4. Public Input
None.
5. Approve Minutes from September 8, 2020.
Motion by Lee, seconded by Larsen, to approve the minutes. Motion passed 7-0.
6. Public Hearing
To consider amendment to the zoning code, Article VI Commercial Districts, relating to gas station allowance in commercial zoning districts, and Article XIX, relating to the definition of gas stations.

Tremlett stated the current zoning ordinance defines a "gas station" use; however, it is not listed as a permitted or conditional use in any of the commercial zoning districts. As proposed, the "gas station" use will be permitted in C-1 (General Commercial), and conditional in C-2 (Central Business District Core) and C-3 (Central Business District Fringe). The decisions to list this use as conditional in the C-2 and C-3 districts allows for a case-by-case review of how this auto-oriented use fits in a commercial district adjacent to residential (in C-3 district) or in the downtown pedestrian-oriented environment (in C-2 district). He also noted this use is defined in Section 340-117 under "automobile service station or gas station". This ordinance amendment will remove the "automobile service station" in the definition, as its not listed anywhere in the code.

No one requested to speak. Hearing closed at 6:37pm.
7. Discussion and potential recommendation to Council regarding text amendments to Article VI Commercial Districts, relating to gas station allowance in commercial zoning districts, and Article XIX, relating to the definition of gas stations.

Stevenson stated this is basically a house cleaning issue. Larsen noted this was a good catch. Stevenson made a motion, seconded by Detmer, to recommend to Council adoption of the ordinance as proposed. Motion carried 7-0.
8. Discussion and potential recommendation to Council regarding a Certified Survey Map to combine parcels 11246-59 and 11246-59.A, 128 Locust Street.

Tremlett reviewed the staff report identifying the applicant's intention to combine two adjacent lots he owns to allow for a two-unit structure by repurposing a garage for a residential unit and building a new garage west of the repurposed garage with enclosed vestibules between each structure. The applicant (Mr. Meija) is planning to utilize the lateral from the existing home to service the new residential unit. The combination of the two lots will allow this design to be a legal addition, and resolves the legal non-conforming accessory garage on the second parcel (i.e., lot with an accessory structure and no primary structure). Larsen supports the combining of the lots, as it brings the properties and proposed development into compliance. Tonn asked to clarify that the applicant is planning to build a new garage. Mr. Meija, applicant, noted the unit is planned to be accessible unit and that a new garage will be built to the west of the existing garage. Tonn asked if it is normal for Plan Commission to review this type of project or is it due to the Land Division (CSM) application. Tremlett noted his review of this addition began with a Zoning Compliance permit application, which identified the need to combine the two lots. He furthered explained that Plan Commission is only seeing this proposed project because of the CSM. Lee makes a motion, seconded by Groves Lloyd, to recommend Council approve the CSM. Motion passed 7-0.

9. Discussion on Lodi Comprehensive Plan Update.

Tremlett discussed the land use element within the Comprehensive Plan, covering revised goals, policies and actions. Detmer asked if there has been any intergovernmental cooperation discussions with surrounding towns. Groves Lloyd stated an upcoming meeting with West Point and Lodi has been postponed, but she hopes for monthly meetings focused on fire and EMS.

Under proposed policy 3a(i), Stevenson questioned if residential on the ridgetops is a concern. Groves Lloyd asked if we have any ridgetops in the City. Tonn identified the Terra Vista Subdivision and Top of Lodi are two ridgetops that have or are planning to have developments. Tonn noted that most of the ridgetops are tree-lined and sub-policy (ii) speaks to preserving the mature vegetation, which would allow for maintaining the scenic vistas while allowing development on the ridgetops. All agreed that sub-policy (i) can be removed.

Tremlett asked if the existing objective and policy on controlling the number of commercial signs is a current concern and if it is necessary to emphasize it in the Comp Plan (beyond managing it per the sign ordinance). Larsen stated she did not know why this was in the existing Comp Plan. Stevenson noted there was concern regarding large billboards when they were developing the Comp Plan. All agreed the objective and policy does not need to be maintained in the updated Comp Plan.

Tremlett asked about the existing policy to encourage more extensive floral, shrub and tree planting in both public right-of-way and on private property. Larsen noted the City could promote increasing plantings through Arbor Day celebration and maintaining/re-establishing Lodi as a Tree City, but wondering if a policy directed towards private property is necessary. Stevenson questioned if we want to establish requirements for public right-of-way. Groves Lloyd discussed the downtown may add planters in near future. Tonn added that the Corridor Plan recommends increased public landscaping/trees. Detmer noted the City used grow trees to sell to property owners at a discounted rate. Stevenson stated there is \$10,000 budgeted yearly for replacement plantings (\$6,000 for street trees and \$4,000 for park trees). Tonn proposed this policy be incorporate back into the updated Comp Plan. All agreed.

Tremlett asked about the existing policy to discourage unnecessary grading, which destroys the rolling character of the natural landscape and alters natural drainage patterns. Tonn stated current land development review will control this, noting the new Primary School as a good example of fitting into the surrounding landscape. Stevenson agrees that site plan review already considers the grading plan. All agreed not to include it in the updated Comp Plan.

Tremlett asked about the existing Action 4 to work with Hwy 60 Scenic Byways Alliance to develop and implement a plan to make the City entry corridors attractive and inviting. Groves Lloyd noted the City added entry signage along this corridor. Larsen suggested it would be good to consider these enhancements should there be new developments along highway 60 with future entries into the community. Tonn agreed there likely will be new entry corridors into the community. Consensus was to keep this action, but revise to include any future major corridor into the community.

Tremlett asked about existing Action 8 to accommodate smaller land divisions within the extraterritorial area of the City. After a brief discussion, this action will not be included into the updated Comp Plan.

Detmer asked about the increase in manure spreading odors in the City, and if this has been discussed or if there is anything that could be done to control this issue. Larsen asked if there have been complaints. Wetter (Director of Operations) stated he has received complaints. Tonn agrees that the odors have increased. Larsen asked if it could be regulated through zoning. Tremlett stated he would look into it further.

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).

Tremlett reviewed the staff report dated October 7, 2020, highlighting the request to subdivide the ground floor of 107 S Main Street for two separate users, and continued discussions with Kwik Trip on their expansion plans. Tonn asked if there has been any dialogue from the City beyond the zoning administrator, especially regarding other site to build a new store in the existing TIF districts. Stevenson noted there has been discussions with Kwik Trip including himself, Terry Wetter, Mayor Groves Lloyd, and Julie Ostrander. Tremlett also noted there has been no news yet for the Top of Lodi property owners. Larson asked Tonn if the Top of Lodi owners contacted him. Tonn stated he received a call from Duane six months ago, but nothing since that time.

11. Adjourn

Motion by Lee, seconded by Groves Lloyd, to adjourn. Motion passed 7-0, meeting adjourned at 7:41pm.