



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, April 13th, 2021 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.

Virtual Meeting Access:

Plan Commission Minutes

1. Call To Order

Rich Stevenson called the meeting to order at 6:33pm.

2. Virtual Etiquette Announcement

3. Roll Call

*Commission members present: Peter Tonn, Ted Lee, Rich Stevenson, Jennie Larson, Nick Strasser, Ken Detmer. Commission member excused: Ann Groves Lloyd
Staff present: Stephen Tremlett - MSA, Zoning Administrator, Julie Ostrander - Director of Administration, Brenda Ayers – City Clerk, Terry Weter – Director of Operations*

4. The Pledge Of Allegiance

5. Public Input

None.

6. Approve Minutes from March 9, 2021.

Motion by Groves Lee, seconded by Strasser, to approve the minutes. Motion passed 6-0.

7. Discussion and Possible Recommendation to Council regarding Approval of a Land Division Application for Parcel #11246-770.45 to convert 641 Sunset Dr. and 311 Dale Dr. from a duplex to a zero-lot-line duplex.

Tremlett reviewed the staff memo, dated April 9, 2021. Tonn noted he is in favor of the application, but is interested in how the agreements should handle shared building elements/materials like roofing and siding. He noted we should have a track record with similar duplexes in Lodi and from potentially other communities. Larsen noted the draft common wall agreement shared tonight does discuss things beyond just the common wall, but agrees this should be looked at for future approvals of zero-lot-line duplexes. Detmer stated it reminds him of issues the City dealt with in the past as it relates to plugging of common/shared sanitary sewer lines. Tremlett stated this could be a future discussion item. Motion by Tonn, seconded by Lee, to recommend Council conditionally approve the land division application per conditions identified in the staff memo. Motion passed 6-0.

8. Discussion and Possible Action approving an Architectural Design Review Permit and a General Development Permit by Nathan Hoffman to build remaining condominium (two-unit) building at 309-311 Pebble Brook Lane.

Tremlett reviewed the staff memo, dated April 5, 2021. Stevenson asked for more information on the identified stormwater pipe. Tremlett noted it is private stormwater pipe that is not maintained by the City. Nate Hoffman (applicant) stated the 12" plastic pipe is roughly six feet deep and runs from the Sauk Street ditch to Pebblebrook Lane. Hoffman also noted he intends to move it 1-2 feet further east during excavation of the building foundation. Detmer asked if there is an easement for this pipe. Tremlett verified that it does not have an easement as it's a private stormwater pipe. Tonn added that the pipe conveys drainage from the condo yards that ultimately feed to the stormwater feature southeast of this location through an easement between homes in Prairie Stone. Tonn asked if the removal of lands east out of the Planned Unit Development (PUD) changes the six-foot side yard requirement, as the original document intended six feet between several more condo buildings (vs. single-family lots). Tremlett stated the six-foot side yard setback is still in play per the most recent General Development Plan (GDP) for the PUD. The previous GDP amendment would have been the time to consider how the current setback requirement could impact the revised neighboring uses; however, the City can only review based on standards in place. Motion by Tonn, seconded by Larsen, to approve the architectural design review permit and general development permit per conditions outlined in the staff memo.

9. Update and Discussion on Zoning Administrator Report (zoning inquires or permits approved since the last meeting, on-going City project updates, and requests for future agenda items) .

Tremlett read the March zoning administrator report, dated April 2nd.

10. Adjourn

Motion by Lee, seconded by Strasser, to adjourn. Motion passed 6-0, meeting adjourned at 6:58pm.

DRAFT