



# MSA Planner Report

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**To:** Lodi Plan Commission  
**From:** Stephen Tremlett, AICP, Zoning Administrator  
**Subject:** Zoning Administrator October 2025 - February 2026 Monthly Report  
**Date:** February 26, 2026

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The following is a summary of October 2025 through February 2026 zoning administration activities in addition to those items appearing on the March 3<sup>rd</sup> agenda.

**Zoning Permits Approved:**

- Certificate of Zoning Compliance for storage shed/garage replacement located at 204 Prairie Street
- Certificate of Zoning Compliance for a new single-family home located at 204 Mariahwynn Terrace
- Kobussen Buses Sign Permit at 106 Industrial Drive
- Sign Permit for multiple business hanging and window signage at 105 S. Main Street
- “CLAW CTRL Nail Shop” Wall Sign Permit at 801 N. Main Street, Suite C

**Summary of General Zoning Inquires:**

- Request from 2 Construction Project Signage for Primary Terrace development along Corner Street (no sign permit required)
- Review of duplex layout for Lot 17 in Terrace Vista Phase 1 (SE corner of Ottowyn and Mariahwynn. (applicant was permitted to complete foundation to more accurately provide land division for zero-lot-line)
- Review of Parcel 309.A (SE corner of Elm and Madison) regarding a barn as the sole building on the lot after sale of the primary lot on a separate parcel. Owner wanted to add electricity for lighting the space, plugging in mower, and light number outside the structure. Accepted this improvement, but noted that further enhancements of the accessory structure would need further considerations (without a primary structure on the lot).
- Appraiser looking at what restrictions on properties along Spring Creek (Parcel 329 bordered by Water Street, Pleasant Street and Corner Street) to determine value for highway project.
- Business owner at 107 S Main Street desire for an outdoor seating area along the back of the building inclusive of a pergola and screening/fencing. Noted restrictions with pergola (accessory structure) and offered suggestions for more temporary structures that provides more flexibility. No additional response.
- Discussions on street trees and median plantings in Phases 1 and 2 of Terrace Vista.
- Terrace Vista Phase 3 and Highlands of Ridgetstone Phase 2 development agreements.
- Primary Terrace CSM and Development Agreement.

**On-Going City Projects:**

- City Fee Schedule (Zoning and Land Division applications)
- Land Development Review Process with City Administration, Zoning Administration & Engineering

**Pending Requests/Future Agenda Items:**

- Official Map creation

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1702 PANKRATZ STREET, MADISON, WI 53704  
P (608) 242-7779 • TF (800) 446-0679 • F (608) 242-5664  
WWW.MSA-PS.COM

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