



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, July 13th, 2021 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

Plan Commission Minutes

1. Call To Order
2. Virtual Etiquette Announcement
3. Roll Call

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

None.
6. Approve Minutes from May 11th, 2021.

Motion by Groves Lloyd, seconded by Strasser, to approve the minutes. Motion passed 5-0
7. Consider recommendation to Council approving Extraterritorial Land Division for Parcel 11246-517.01 in the Town of Lodi.

Tremlett reviewed the staff memo, dated July 8th, 2021. Jim Grothman (representative for the applicant) discussed how the property owner (Anderson) was trying to sell the land in two lots, and based on the price split the property into three lots with the third lot (southern portion) retained by the applicant. Grothman noted the Lot 3 at this time cannot be built on with most of the land identified as wetlands, which will be protected and no fill of the wetland will take place through a conservation easement, and there is no vehicle access allowed with the County restrictions.

Stevenson asked how large of any area is developable on Lot 3. Tremlett responded that it looks like over an acre based on the remaining area in the southwest corner of the 11-acre parcel.

Grothman noted that the Anderson's may negotiate to buy additional land if annexed to provide access to the developable portion of the lot, or hold back for future sale to adjacent property owners.

Tonn asked if the flag lot design is to have access to CTH J. Grothman replied the County requires it [that is, frontage with potential for access]. Tonn asked for clarification on the septic field and buildable area shown for Lots 1 and 2. Grothman noted soil tests and need for septic protection resulted in the layout shown. Tonn asked if the southwestern portion of Lot 3 could be built on if bought. Grothman replied yes, or an easement given by adjacent property owner to provide access to the buildable area of Lot 3.

Stevenson asked if this has been reviewed by the Town and County. Grothman stated the Town of Lodi has approved, and the County is still reviewing.

Tonn asked for clarification that he thought the review of a plat in the extraterritorial jurisdiction is a thumbs up, unless something is significantly wrong with it. Tremlett responded that the City can review it based on the City's subdivision ordinance, or if an official map or Comp Plan identify roads through the area. The City could request reservation of land for a road, which is not the case here. However, the Comp Plan discusses wetland protection to mitigate potential flooding issues for others downstream.

Tonn described how he has personally been involved in wetland delineations due to lands being within 1,000 feet of areas identified with wetland soil indicators. Unless the political environment changes, no one can build in or near the wetland. Grothman stated the CSM memorializes the wetland, which will protect it.

Motion by Larson, seconded by Groves Lloyd, to recommend conditional approval by Council based on the conditions outlined in the Zoning Administrator's memo, dated July 8th, 2021. Motion passed 5-0.
8. Public Hearing

Rezone of Parcels 11246-533.020, 11246-533.017, 11246-533.016, 11246-533.015, 11246-533.014, and 11246-468.01 from R-1 Single Family to R-2 Single- and Two-Family District.

Public hearing opened and closed at 6:57pm with no public in attendance.
9. Consider recommendation to Council to approve rezoning Parcels 11246-533.020, 11246-533.017, 11246-533.016, 11246-533.015, 11246-533.014, and 11246-468.01 from R-1 Single Family to R-2 Single- and Two-Family District.

Tremlett reviewed the staff memo, dated July 2, 2021. Motion by Groves Lloyd, seconded by Larson, to recommend approval by Council to rezone the listed properties identified in the staff memo to R-2 Single- and Two-Family District. Motion passed 5-0.

10. Public Hearing

Establish zoning for Parcel 11246-507B to I-3 General Industrial District.

Public hearing opened and closed at 7:00 pm with no public in attendance.

11. Consider recommendation to Council to establish zoning for Parcels 11246-507B to I-3 General Industrial District.

Tremlett reviewed the staff memo, dated July 2, 2021. Tonn verified that it was one parcel, as the agenda item stated "parcels". Tremlett verified that it is one parcel as listed. Motion by Groves Lloyd, seconded by Strasser, to recommend approval by Council to rezone the railroad property [Parcel 507B] to I-3 General Industrial District. Motion passed 5-0.

12. 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 highlighted items in the May and June zoning administrator report, dated July 2nd. Larson asked if Plan Commission generally reviews general development applications for a garage as noted in the future agenda items. Tremlett responded that there are unique issues, specifically floodplain and access through adjacent property, that led me to refer it to Plan Commission. Stevenson asked about the Board of Appeals reasoning for granting a variance to build the attached garage closer than the minimum side requirement. Tremlett explained the lot is very narrow, lower than is allowed even in the Traditional Neighborhood Overlay, and the existing detached garage is in the floodplain close to Spring Creek than an attached garage would be. If the garage was detached by six feet, the garage could be this close to the property line. Plus, the only neighbor affected by the reduced setback wrote a letter of support for the applicant. Tonn questioned the process to send it to Board of Appeals. Tremlett explained that I could not approve based on the minimum setback, so it would need to go to the Board of Appeals to grant the variance.

13. Adjourn

Motion by Groves Lloyd, seconded by Strasser, to adjourn. Motion passed 5-0, meeting adjourned at 7:10pm.

*Drafted by:
Steve Tremlett, City Zoning Administrator*