



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, September 13th, 2022 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 6:35 pm.

2. Virtual Etiquette Announcement

None present online, etiquette skipped

3. Roll Call

*Commission members present: Peter Tonn (remote), Ann Groves Lloyd, Nick Strasser, Jennie Larsen, Rich Stevenson
Commission members excused: Jessica Clark, Ken Detmer
Staff present: Brad Vowels-Katter – MSA, Zoning Administrator (Substitute), Brenda Ayers – City Administrator*

4. The Pledge Of Allegiance

5. Public Input

No public input noted

6. Approve Minutes from August 9th, 2022.

Motion to approve from Larsen, seconded by Strasser. Motion Passed 5-0.

7. Discussion on zoning amendments to remove barriers to affordability.

Tremlett reviewed memo dated September 9th. He asked if there is interest in rezoning properties to the R1-b and/or R1-c to remove non-conformity with the changes proposed to the zoning ordinance. Larsen asked if it makes sense to have the City actively rezone all residential properties within the overlay. Ayers noted that the City will be required to notify all property owners of the public hearing if their property is proposed to be rezoned. Strasser also questioned if it's worth the effort, but also acknowledged it might be nice to remove non-compliance. Stevenson stated this review was intended to remove confusion for property owners. Larsen reminded the group of the public comments received during the adoption of the Traditional Neighborhood Overlay District, noting this could be a similar reaction from City residents. Stevenson believes the notice in the paper is enough. Groves Lloyd supports cleaning up the zoning as shown in the second map [in reference to the zoning admin. memo]. She added this is an opportunity to educate and inform the residents through a thoughtfully crafted letter. She also asked how many people get the newspaper any longer, suggesting a letter to those that will be rezoned is the best way to inform the property owners. Ayers is in favor to using the website and other existing mailers such as the utility bill vs. a letter to all. Groves Lloyd clarified that the letter would go to those that would be rezoned to R1-b and R1-c in the current overlay district. Ayers supports this more narrowed letter dispersion. Tonn discussed how this change will not be more restrictive on those in the overlay, noting that most will have more flexibility in the rezone. Groves Lloyd restated support to cleaning up the zoning map with the proposed changes in the zoning ordinance. Strasser asked that the rezone notice letter gets reviewed next month at Plan Commission. All agreed the direction to the zoning administrator is to prepare for the rezones and draft a notice letter to be reviewed at the October Plan Commission meeting.

Larsen asked about which properties would be getting the public hearing notice, referring to the second map exhibit. Tremlett verified that those that are grouped together on the second map identified as either R1-b or R1-c would receive a letter, and others will be notified about the public hearing through traditional notice in the newspaper and website. Tremlett brought up that there are a few lots still that would be nonconforming after this effort, as he has recommended only fixes areas that have large clusters of nonconformance. Tonn suggested we consider expanding the rezones to include additional lots in close proximity to reduce the nonconformance. All agreed this should be direction, and requested the zoning administrator to consider further expansion of the rezone effort.

Ayers asked about Detmer's concerns with allowing detached condos in R-2 zoning district at the last meeting and if this has been resolved. Tremlett noted he had a discussion with Detmer about his concerns, and this topic did not come up. Ayers suggests the zoning administrator to connect with Detmer to verify, as he is not in attendance tonight to voice any concerns. Larson agreed Tremlett should follow up with Detmer prior to next month's meeting.

Tonn noted a previous decision to require only detached accessory dwelling unit have separate water and sewer laterals. Tremlett acknowledge this change will be included in the final zoning amendment request.

8. 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 reviewed the staff report, dated September 8th, 2022. Tonn asked if the request was to use the camper for storage. Tremlett confirmed and stated that is prohibited per the zoning ordinance. Larsen asked if the Be Kind banners are treated the same regarding the limit on usage described in the report. Tremlett stated the Be Kind banners are a different [as compared to temporary signage being used by downtown businesses].

9. Adjourn

Motion by Groves Lloyd, seconded by Strasser, to adjourn. Motion passes 5-0, meeting adjourned at 7:33pm.

APPROVED