



**PLEASE TAKE NOTICE** that there will be a City of Lodi Plan Commission meeting held on Tuesday, October 11<sup>th</sup>, 2022 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 Minutes

1. Call To Order

*Rich Stevenson called the meeting to order at 6:30 pm.*

2. Virtual Etiquette Announcement

*None present online, etiquette skipped*

3. Roll Call

*Commission members present: Peter Tonn (remote), Ann Groves Lloyd, Jennie Larsen, Rich Stevenson, Jessica Clark, Ken Detmer*

*Commission members excused: Nick Strasser*

*Staff present: Stephen Tremlett – MSA, Zoning Administrator, Brenda Ayers – City Administrator*

4. The Pledge Of Allegiance

5. Public Input

*None.*

6. Approve Minutes from September 13<sup>th</sup>, 2022.

*Motion to approve by Groves Lloyd, seconded by Larsen. Motion Passed 4-0 with Detmer and Clark abstaining.*

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

*Tremlett reviewed the potential properties the City may rezone within the existing Neighborhood Overlay District to allow for compliancy to the proposed zoning ordinance amendments. Clarifying questions were asked about the presented map and how best to present this information when notifying the property owners of the potential rezone of their properties. Ayers asked why some of the parcels that are not compliant are also not being included in the rezone effort. Tremlett noted that those properties are non-compliant to the current zoning ordinance and in most cases would be too small, not wide enough or lacking enough frontage to allow for any development. Tremlett added that the primary intent of this effort will be to make sure existing development that is compliant within the overlay will be compliant after the zoning ordinance text amendments. Tonn stated this is the 3<sup>rd</sup> or 4<sup>th</sup> time we have reviewed this rezone map, and is in support of the rezone map shared this evening. Groves Lloyd stated she agrees and recommends the rezone map of all the parcels be shared with each individual rezone letter to make sure they understand that they are not the only one and that which other neighbors are being considered for a rezone to one of the new R-1 districts.*

*Some discussion about timing and process to move this proposed rezone forward. Ayers noted if its at the next meeting it will be held on the 9<sup>th</sup> (instead of the 8<sup>th</sup>) due to the elections. Ayers noted it is to late to place a note on the utility bills and concern with timing surrounding efforts to move this forward during election window. All agreed pushing it to the regularly scheduled December 13<sup>th</sup> Plan Commission meeting.*

*Tremlett reviewed the rezone public hearing notice letters. Tonn asked if the first couple sentences can be reworked to provide more background to the history of the City and note the public hearing date and time upfront. He also suggested softening the message to note that there is opportunity for feedback as this is not decided. Ayers asked if the sentence should be state "looking" at rezone vs. "proposing". Clark believes Plan Commission is past evaluating and the City is proposing these rezone and zoning amendments. Tonn restated that the letter is good, but he would like the first couple sentences revised. He suggested removing "development pattern" and replace it with "matching the older section". Groves Lloyd suggested adding in "recognizes and protects historic character". Ayers suggested that a back story can be provided on Facebook. Clark added a story could be submitted to the newspaper discussing what is being considered and why. Detmer suggested changing the first sentence to include "align with traditional neighborhood and affordable housing."*

*Clark asked if we are blowing this out of proportion, making it a bigger concern [when the rezone is not changing their requirements but rather making it clearer to what the regulations are in the historic sections of the community]. Several Plan Commissioners agreed that the change ultimately is not significant to those being rezoned and*

*overselling this change could have an opposite impact. Tremlett stated he has understanding of what is needed to improve the first paragraph of the letter, and will present it at the next meeting.*

**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 October 7<sup>th</sup>, 2022. Ayers asked if the upcoming agenda item on the extraterritorial plat review is needed, as she felt it was beyond a mile and half from the City limits. After some discussion and review of the County online GIS, it was determined the property is within a mile and half of the City limits.*

**9. Adjourn**

*Motion by Groves Lloyd, seconded by Clark, to adjourn. Motion passes 6-0, meeting adjourned at 7:17pm.*

Minutes by:  
Steve Tremlett, Planning and Zoning Administrator

APPROVED