

PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, June 9, 2020 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.



In-person attendance is limited, masks are encouraged, and distancing will be adhered to. If you attend virtually and wish to speak to an item, please visit the city website to register one day prior to the meeting. **Please join my meeting from your computer, tablet or smartphone.** <https://www.gotomeet.me/CityofLodi/692020-plan-commission-meeting> **You can also dial in using your phone.**

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Plan Commission Agenda

1. Call to Order
2. Virtual Etiquette Announcement

- Identify number of public input registrations
- Identify Alders or staff attending remote (stay muted when NOT speaking)
- If virtual, ask to be recognized in the chat box (no side conversations)
- Identify yourself prior to speaking
- Address questions to meeting Chair

3. Roll Call
4. The Pledge of Allegiance
5. Public Input

Must state name and address. Must be limited to items not on the agenda. Limited to two minutes unless otherwise extended. Commission's role is to listen and not discuss the item. Personnel issues cannot be discussed nor individuals named. The Commission is unable to take action at this meeting.

6. Approve Minutes From March 10, 2020

Documents:

[03-10-20 PC Minutes.pdf](#)

7. Discussion on Lodi Comprehensive Plan Update

Documents:

[ComprehensivePlanUpdateMaterials.pdf](#)

8. Zoning Administrator Report

Discussion on zoning inquiries or permits approved since the last meeting, on-going City project updates, and requests for future agenda items.

Documents:

[Zoning Administrator Report_2020_06_03.Pdf](#)

9. Adjourn

Posted: _____

By: _____

To ensure a quorum, please inform the chair if you are unable to attend

**Members: Mayor Groves Lloyd, Alders Stevenson (Chair), Strasser, Tonn and
Citizens Detmer, Larsen, Lee**

Notice is hereby given that a majority of the City of Lodi Common Council may be present at a meeting of the Plan Commission to gather information about subjects over which they have decision making responsibility. This constitutes a meeting of the city council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such; although the City of Lodi Common Council will not take any formal action at this meeting.



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, March 10, 2020 at 6:30 pm in the Lodi Public Library, 130 Lodi Street, Lodi, WI.

Plan Commission Agenda

1. Call To Order

Rich Stevenson called the meeting to order at 6:31pm.

2. Roll Call

Commission members present: Peter Tonn, Jennie Larson, Ted Lee, Rich Stevenson, Jim Ness, Ken Detmer (arrived later)

Commission members absent: Paegge Heckel

Staff present: Stephen Tremlett - MSA, Zoning Administrator, Julie Ostrander - Director of Administration.

3. The Pledge Of Allegiance

4. Public Input

Jim Duffy (Top of Lodi, LLC – 103 Pleasant Street) stated he received a zoning violation for the current use in the building (Madison Area Remote Control Car Association) and they have stopped using the facility. The reason for having the use in the building was to deter vandals, which they had problems with after taking ownership of the property and again over the over the weekend. He is working on a long-term plan for the site, but it is important to keep criminal activity from taking place. He would like to work out something for allowing the Madison Area Remote Control Car Association use the property in the meantime. Stevenson stated he should work with the Zoning Administrator on this issue.

5. Approve Minutes from February 11, 2020.

Motion by Lee, seconded by Ness, to approve the minutes as presented. Motion passed 6-0.

6. Public Hearing to consider amendments to the existing General Development Plan for Highlands of Ridgestone Planned Unit Development (Terra Vista Plat).

Stevenson opened the public hearing. Tremlett provided an overview of the application. A public attendee asked if it is better to have the road terminate vs. going through to Sauk Street. Tremlett stated it does preserve the woodlands and steep slopes to a greater degree than a thru street, and the updated GDP will allow for pedestrian access down to Sauk Street. Jim Grothman (applicant) discussed the hurdles in engineering Mariahwynn Terrace to connect down to Sauk Street, including removing the knob in the hill. He stated over the two years of working out the design it became apparent that only option to develop this portion of the subdivision is to build a circle drive along the top of the hill, as the terrain and bedrock proved to be too much to overcome. Joe DeYoung (project engineer) noted the design for Mariahwynn would require one-way separated lanes that could not meet City standards.

Alder Susan Miller stated her concern with the identified park space in the GDP, which the Parks Committee did not accept the land for public park. Stevenson stated the City has accepted the land for park use with no current plans to add any park features to the land.

Stevenson asked who would maintain the trail. Grothman stated the trail will provide a secondary route for emergency access. Tonn added that the trail along Sauk Street is maintained by the City. Tonn stated the trail is used often and he felt there needed to be a connection through to Sauk Street and around the storm pond. Tonn asked what the grade separation would be to go down the hill towards Sauk Street as compared to across to the reservoir. DeYoung stated it is 40-plus feet down the hill with it relatively flat towards the reservoir – maybe seven feet. Stevenson stated the intent of the trail is to connect to the City limits. Tonn suggested the GDP provide an easement for the trail based on a consistent distance from the road centerline inclusive of the shared drive portion. Tonn asked what the distance was between the back of curb to the shared drive. DeYoung stated it's around 40 feet; however, the elevation and corresponding grades would be a concern. DeYoung asked if there is consideration of jumping across the road to continue west where grades would allow for easier construction of the trail.

Tonn asked if there would be a Homeowners Association (HOA) for the shared drive. Grothman stated there would be, or the shared drive could be dedicated as an alley. Tonn stated he would not support the shared drive being dedicated to the City and that it should be maintained by an HOA, but allow the City to plow the northern six feet for trail use. Stevenson noted the City is purchasing a sweeper to maintain trails in the City.

Detmer asked if we can separate the two items (i.e., circle drive/shared drive and school lot). Detmer further explained that since its relatively flat towards the reservoir, he would like to see Mariahwynn Terrace extend over to the reservoir and utilize the access drive on that property. Tonn stated he likes the redesign as presented, as he sees it as desirable lots that are buffered from the busy Sauk Street and would not allow for thru traffic. Stevenson agreed that the circle drive provides private lots that are quite desirable.

Stevenson asked if there were any further public comment. No other attendee from the public had a statement to make. Stevenson closed the public hearing at 7:03pm.

7. Discussion and Potential Recommendation to Council Regarding Highlands of Ridgestone GDP Amendment.

Larson asked if the circle drive is designed to allow fire and other emergency vehicles. DeYoung stated it does allow for emergency vehicles. Tonn asked if there could be something put in to stop people from driving on the emergency access / trail, such as breakaway pylon. Grothman agreed something could be placed to deter vehicles using the access trail.

Several Plan Commission members discussed the overall width of the private drive to support resident access and general public trail use. DeYoung noted driveways are typically twelve feet, but to allow for two vehicles – specifically, two emergency vehicles – the shared private drive was designed with sixteen feet in width. DeYoung noted that the design would allow for a trail along the curb edge with culverts. Grothman noted he would like to provide an easement even if the trail can be built within the street right-of-way to allow for land disturbance during construction of the trail. Tonn noted that if the shared drive is wider, bicycle markings would be needed to keep people from parking on it. Tonn reaffirmed desire for a HOA to preserve the integrity and overall maintenance of the private drive.

Detmer stated a concern with fitting in a trail along the stormwater pond in this area. Tonn noted the trail in some locations is right next to the curb along Sauk Street, including near the other stormwater facility to the east. DeYoung noted that the design would allow for a trail along the curb edge with culverts. Grothman noted he would like to provide an easement even if the trail can be built within the street right-of-way to allow for land disturbance during construction of the trail. Tonn noted the City was awarded \$500,000 grant that will allow them to extend the trail to further the multi-modal opportunities in the City.

Tonn acknowledged he was concerned with the loss of land to the school, but was pleasantly surprised by the development provides 50 homes sites in Terra Vista plat. Grothman added that there will be an additional 14 lots in the pit area as well. Stevenson asked when the pit area will be developed. Grothman stated after he sells the lots in Terra Vista plat.

Stevenson made a motion, seconded by Larson, to conditionally recommend the Highlands of Ridgestone General Development Plan (GDP) amendment (dated March 10, 2019) with the following GDP text and map changes shown below. The motion passed 6-0.

1. Revise the maps to show a multi-use trail along Sauk Street to the City Limits, except along the shared drive frontage where the trail shall be shown utilizing the shared drive. Identify a 15-foot public access and trail easement to be provided for the trail along the Sauk Street right-of-way, except for the frontage along the shared drive. Maintenance of this trail will be the responsibility of the City (excludes the shared drive portion).
2. State the shared drive will include a public access and trail easement to allow for trail use and for the City to clear snow or clean the pavement should it be deemed necessary. State the maintenance of the private drive (i.e., integrity of the pavement, snow/ice removal, etc.) will be the responsibility of an established Homeowners Association for the lots receiving access from the private drive.
3. State the stormwater management facility in the northwest section of the development (adjacent to Sauk Street) will be designed to allow for an 8-foot paved trail in front of the stormwater management facility.
4. State the trail / emergency access between Mariahwynn Terrace and the City reservoir access drive will include a breakaway bollard/pylon with signage on both ends of trail to prohibit motor vehicles, except emergency vehicles.
5. The Zoning Administrator shall verify the above conditions are included prior to certifying the Highlands of Ridgestone GDP amendment.

8. Discussion on Lodi Comprehensive Plan Update.

Tremlett discussed the utilities section of the Utilities & Community Facilities/Services element within the Comp Plan, covering revised goals, objectives and policies. Several changes were requested to proposed Policies #9, #13, 18 and 19, and Action #4. The 2010 Comp Plan Actions #11, #13, and #14 will be revised as policies in the updated Comp Plan.

9. Zoning Administrator Report (discussion on 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 March 3, 2020. There was discussion amongst Plan Commission members about the High School athletic field artificial turf project, including potential improvement to current stormwater management conditions, potential for flow control on the ravine, potential downstream impact, and need for DNR permit. Tremlett will check in with the School District on the Erosion Control & Stormwater Management Maintenance/Operation Plan and Construction Plan set.

10. Adjourn

Motion by Lee, seconded by Stevenson, to adjourn. Motion passed 6-0, meeting adjourned at 8:24pm.

 **MSA** Memo

To: Lodi Plan Commission
From: Stephen Tremlett, MSA Professional Services, Inc.
Subject: Re: Comp Plan Update
Date: June 3, 2020

Plan Commission Members,

Tonight's Comprehensive Plan Update discussion will be on the 'Community Facilities' portion of the Utilities & Community Facilities element. At our last meeting (back in March), we discussed the Utilities section of this element. To simplify the discussion, I have removed (or grayed out) the Utilities polices/actions. In your meeting packet you will find the Top Noteworthy Statistics, 2010 Comp Plan language and how it is incorporated in the Comp Plan update, and the proposed 2020 Comp Plan Rewrite.

Sincerely,



Stephen Tremlett, MSA Professional Services, Inc.

Noteworthy Community Facilities Statistics

1. **Childcare Facilities.** In Lodi there are ten state-licensed day care and after school programs. Data generally shows that childcare demand outstrips supply locally, statewide and nationally. The cost of care plays a big part in household decisions about childcare arrangements.

Facility	Class	Capacity	Age Served
Busy B's Family Daycare	Licensed Group	8	6 weeks - 13 years
Kelly's Daycare	Licensed Group	14	1 year - 11 years
Kiddie Korner of Lodi	Licensed Group	31	1 year - 13 years
Kiddie Korner School Age Program	Licensed Group	50	5 years - 13 years
Prairie Valley Child Care	Licensed Group	50	6 weeks - 12 years
Smokey Hollow Day Camp	Licensed Camp	50	3 years - 7 years
Sunshine Playhouse CCC of Lodi	Licensed Group	80	6 weeks - 12 years
Tender Heart Childcare	Licensed Family	8	6 weeks - 13 years
TLC Learning Center	Licensed Group	50	6 weeks - 12 years
TLC School Age Program	Licensed Group	40	4 years - 12 years

2. **Health Care Facilities.** There are no hospitals in the City. Lodi residents commonly receive medical services from Sauk Prairie Healthcare with a general-medical surgical hospital located in Prairie du Sac, and four family practice clinics (including Lodi Medical Clinic at 160 Valley Drive).

3. **Police, Fire & EMS.** The City of Lodi maintains its own local police department (142 South Main St.) with Columbia County Sheriff's department handling dispatch. The Lodi Area Fire Department (at corner of Main and First) serves the City of Lodi, the Town of Lodi, and the eastern portion of the Town of West Point. Lodi Area Emergency Medical Services is a joint venture that serves the City of Lodi, the Town of Lodi, and the Town of West Point.

4. **Schools.** The Lodi School District contains four school facilities (Elementary, Middle, Primary and High Schools), and a charter school that is housed within the High School building. The Middle School and High School were both built during the 1990's, and a new Primary School was built in 2019.

5. **City of Lodi Parks.** The City of Lodi's park and open space system has 11 developed parks that supply 32.7 acres of active and passive recreation facilities. The City currently provides 4.7 acres of active use land per 1,000 persons, which is about 7.3 acres less per thousand than recommended standard. This means the City would need to acquire about 22.7 acres to meet current needs and an additional 28.0 acres to meet recreation needs of the City in 2025. Not included in this calculation are: three public schools (25 acres), Lodi-Lakeland Golf Course and Lodi Union Fairgrounds.

2020 Comp Plan (update)

3.5 Community Facilities & Services

Issues

- Availability of utilities for undeveloped or underdeveloped land within the City.
- Desire for more public parkland, but concern with maintenance and repair of current park facilities.
- Desire for more community gathering spaces.
- Lack of a senior center.
- Lack of access to health care facilities.

Vision Statement

Community services and facilities that are functional, address the needs of our diverse population, recognize our commitment to the City's natural heritage, and adapt and change as the community grows. Services include programs that promote a neighborly atmosphere that reflect the concerns of individuals and families in the community.

Community Facilities

Goal #1: Maintain and provide community facilities and services that create a safe, attractive, and healthy environment that meets the needs of current and future City residents.

Policies

General

1. Require all new development proposals to be reviewed by all City departments and agencies so that essential City services and facilities can be provided to new developments in a timely and efficient manner.
2. Require new development to pay for the costs associated with the City providing or expanding utility infrastructure to the development.
3. Require fiscal impact analyses of all major capital projects considered for funding. Such analyses should include, but not be limited to, one-time capital costs, life-cycle operating and maintenance costs, revenues from the project, and costs of not doing the project.
4. Make major project specific capital decisions by the City Council through the adoption of the City's operating budget and the Capital Improvement Program and budget.
5. Collaborate with private organizations that are serving the recreation needs of families, especially those that focus on the needs of seniors, youth and lower-income families.

6. Prioritize the incorporation of green building technologies, energy saving measures and renewable/alternative energy technologies into all new and remodeled City-owned buildings. Seek grant opportunities to support this.
7. As feasible, locate public-use community facilities where they are accessible to a majority of their expected users by walking or bicycling.

Parks & Trails

8. Develop and maintain safe and attractive community gathering spaces and parks facilities that meet a wide range of recreational needs, both passive and active.
9. The City will maintain a Comprehensive Outdoor Recreation Plan and will support the periodic update of the plan to maintain grant eligibility.
10. Continue to work closely with the school district to identify and explore options for sharing recreation facilities.
11. Consider the use of renewable energy systems at park facilities, including solar lighting and heating.
12. Work to achieve the vision for the Spring Creek Parkway as detailed in the 2016 Main Street Corridor Plan.

Emergency Services

13. Continue to evaluate the need for expanded public safety services and facilities (police, fire and EMS) to respond to the needs of the community as it grows and encourage volunteerism associated with Fire and EMS services.
14. Ensure that public safety facilities are located to provide acceptable response times to existing development and can accommodate future growth areas.

Waste Management Services

15. Continue to manage solid waste disposal and recycling in a manner that is environmentally sound and cost-effective.
16. Consider additional opportunities to reuse waste materials generated by City processes as new options and uses become available.
17. Continue to encourage recycling and minimize waste by charging additional fees for curbside collection of excessive amounts of waste.
18. Continue to provide public education and awareness of recycling opportunities for all waste streams, including computers, electronics and appliances (e.g. hazardous waste and e-cycle pickup).

Coordination with Non-Government Organizations

19. Consider the use of public/private partnerships and maintain communication with private organizations to increase efficiencies.
20. Collaborate with private organizations that are serving/providing community services to serve the needs of the population (e.g., daycare, healthcare, senior services etc.), particularly the youth, the elderly and those with special needs.
21. Continue to be supportive of charitable organizations in the community that provide services and programs for families, seniors and individuals needing assistance.
22. Work with the Lodi School District to maintain a high level of service and adequately plan for the growing needs of the community. **Ensure coordination of school facilities planning with land use and utility planning.**
23. **Continue to work with Columbia County and the Lodi Women's Club to** provide adequate library service levels.

Actions

1. Annually review the police, fire, and emergency medical services in the City and continue to review all options for providing services that meet the needs of residents. Meet with neighboring jurisdictions, as necessary, to review fire protection and ambulance service mutual aid and/or contractual intergovernmental services.
2. **During the annual capital improvement planning process, consider budgeting for implementation of the recommendations of the adopted City of Lodi Comprehensive Outdoor Recreation Plan.**
3. **Acquire properties that become available along the Spring Creek to establish a continuous parkway through the downtown area. Consider soliciting funding to support this action. [FROM AG, NATURAL,&CULTURAL RESOURCE SECTION] Still a desired action?**
4. Coordinate **annually** with Columbia County to implement a periodic clean sweep program to dispose of hazardous wastes and a prescription drug disposal program.

2009 Comp Plan (existing)

3.5 Community Facilities & Services

Issues

- Efficient public works delivery
- Wastewater collection and treatment
- Water supply and distribution system
- Solid waste disposal/recycling
- Telecommunication facilities
- Power plant, transmission lines, electric utility
- Police services
- Fire protection, emergency medical services
- Library services
- Cemeteries
- Health care facilities
- Childcare facilities
- Schools
- Parks and open spaces

Vision Statement

Community services and facilities that are functional, address the needs of our diverse population, recognize our commitment to the City's natural heritage, and adapt and change as the community grows. Services include programs that promote a neighborly atmosphere that reflect the concerns of individuals and families in the community.

Community Facilities

Goal: Maintain and provide community facilities and services that create a safe, attractive, and healthy environment that meets the needs of current and future City residents.

- **Community Facilities Goal 1**

Objectives:

Police Services

Maintain police services to meet community needs.

- **Community Facilities: Policy 13 & Policy 14**

Fire Protection / Emergency Medical Services

Provide an appropriate level of fire and emergency medical services.

- **Community Facilities: Policy 13 & Policy 14**

Telecommunication Facilities

Investigate the potential for City provision of Broadband telecom services.

Library Services

Work with the Library to address budget issues to maintain adequate service levels.

- **Community Facilities: Policy 23**

Cemeteries

Maintain existing cemetery facilities.

Health Care Facilities

Encourage high-quality health-related services.

- **Community Facilities: Policy 20**

Parks and Open Spaces

Provide safe community gathering areas in parks and open spaces.

- **Community Facilities: Policy 8**

Schools

Work with the Lodi School District to maintain a high level of service and adequately plan for the growing needs of the community.

- **Community Facilities: Policy 22**

Policies:

Police Services

Continue to review all options for providing police services that meet the needs of residents.

- **Community Facilities: Policy 13 & Policy 14**

Fire Protection / Emergency Medical Services

Encourage volunteerism associated with Fire and EMS services.

Annually meet with neighboring jurisdictions to review fire protection and ambulance service mutual aid and/or contractual intergovernmental services.

- **Community Facilities: Policy 13 & Policy 14; Action 1**

Telecommunication Facilities

Encourage the implementation of stealth technology of cellular facilities.

- **Utilities: Policy 13**

Library Services

Promote endowment drive and increase county support to address Library budget issues.

- **Community Facilities: Policy 23**

Health Care Facilities

Work with local health care organizations to encourage opportunities for preventative medicine, support groups and health and nutrition education as supplement to existing traditional services.

- **Community Facilities: Policy 20**

Parks and Open Spaces

Develop an Outdoor Recreation Plan that can be utilized to determine future needs and improvements to the City's recreation facilities. Such Plan should include the following goals:

1. Create a well-design bicycle/pedestrian trail system through a greenway corridor that links recreational areas, neighborhoods and schools.
2. Work with the Ice Age Park and Trail Foundation and local landowners to complete the Lodi Valley Chapter segment of the Ice Age Trail.
3. Prioritize land needs for recreational purchases and explore options for creating new parks or re-evaluating current park space.
4. Explore additional uses for the undeveloped park land on Hwy VJ.
5. Prioritize land needs for recreational purchases.

- **Community Facilities: Policy 9; Action 2**

Schools

Work cooperatively with the Lodi School District to ensure that future facility expansion meets the needs of all stakeholders. Such efforts should include the following goals:

1. Identify and evaluate the impact that future school sites would have to adequately accommodate space for future growth of the School District while meeting the City's intent to grow in a sustainable manner.
2. Identify and evaluate the impact that potential school sites would have on City services and utilities in terms of capacity, availability, and cost of construction, upgrade or maintenance of such facilities.
3. Identify and evaluate the impact that potential school sites would have on the existing and planned transportation network and the need to provide a safe and efficient vehicle and pedestrian network to and from the school facility and surrounding neighborhood.

- **Community Facilities: Policy 22**

15. Annually review the police, fire, and emergency medical services in the City and continue to review all options for providing services that meet the needs of residents. Community Facilities: Action 1	X	X	X	X	Common Council; Fire, EMS & Police Commissions; Towns of Lodi & West Point
16. Use the City website and other means as appropriate to provide citizens with a list of contacts for local public services and public offices in order to assist residents in using government services and to provide an avenue for citizens to voice their concerns and get involved.	X	X	X	X	City staff; elected officials
17. Coordinate with Columbia County to implement a periodic clean sweep program to dispose of hazardous wastes and a prescription drug disposal program. Community Facilities: Action 4	X	X	X	X	Police Department; Columbia County Solid Waste Department; Public Works Committee
18. Develop and enforce standards for siting and maintenance of telecommunication towers within the City. Done / Restricted on what can be regulated on towers.	X				Plan Commission; Common Council
19. Create a Committee to investigate the potential for City provision of economical broadband telecom services.	X				Utility Commission; Finance Committee; Common Council
20. Work with the Library Board to develop a short- and long-range plan to address library budget issues in order to maintain a high level of service, with such a plan to include the establishment of an endowment fund and exploration of increased county support. Board created Strategic Plan that will need updating in 2020, but do not think an action here is necessary. Yes/No?	X	X	X	X	Library Board; Finance Committee
21. Investigate the need to create new cemetery facilities within the City as capacity appears to become an issue.	X	X	X	X	Public Works Committee
22. Develop a program to encourage and recognize community involvement in volunteer services by people of all ages. Completed? Still needed?	X				Appointed citizen committee

To: Lodi Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Zoning Administrator March-May 2020 Monthly Report
Date: June 3, 2020

The following is a summary of March, April and May zoning administration activities in addition to those items appearing on the June 9th agenda.

Zoning Permits Approved:

- Lodi School District. Replacement of athletic field w/ artificial turf. No zoning permit required; however, to close the loop on this project it did receive Drainage and Erosion Control Permits through Building Inspector w/ consult with City Engineer (MSA).
- 410 Prairie Stone Drive. Certificate of Zoning Compliance for fencing and pool.

Summary of Zoning Inquires:

- Development potential on L1 Spring Street. Interested in building a personal storage shed and another to build a storage building.
- Process to allow driveway closer than three feet minimum setback from the property line.
- Need for sign permit for changing sign face at Kwik Trip.
- Any restrictions for fencing on single-family lot – specifically, any setback from the property line.
- Restrictions on installing banners on light fixtures.
- Potential use of vacant lot that provides access to adjacent single-family lot (owns both properties).
- Use of 327 Lodi Street as a duplex unit under R-1 zoning. The structure was built as duplex and is a legal non-conforming structure under current R-1 zoning.
- Appraiser for 516-518 Seminary Street use as a duplex unit under R-1 zoning. Same as described above (legal non-conforming structure). *Note: Several lots on Seminary Street were built as duplex and are in R-1 zoning.*
- Restrictions on building a permanent fire pit on their single-family lot.
- 115 Prairie Street
- “No Trespassing” sign restrictions on a single-family lot.
- Restrictions on building a detached garage on a single-family lot.
- Process to split a duplex into a zero lot-line condo units.

On-Going City Projects:

- Comprehensive Plan amendments.

Pending Requests/Future Agenda Items:

- 103 Pleasant Street (Top of Lodi). Discussions/activities held with neighborhood in preparation of the property owner’s potential rezone application.