



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, February 12, 2019 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 6:30pm.

2. Roll Call

Commission members present: Ted Lee, Rich Stevenson, Jim Ness, Ken Detmer and Adele Van Ness. Excused Jennie Larsen, Peter Tonn. Staff present: Andrew Bremer, Zoning Administrator, Julie Ostrander, Director of Administration.

3. The Pledge Of Allegiance

4. Public Input

None

5. Public Hearing to Consider Amendments to the City of Lodi Comprehensive Plan. Proposed amendments include adding a new Neighborhood Mixed Use future land use category to Chapter 10.6 and amending the Future Land Use Map designations for parcels 11246-321, 11246-322, and 11246-323, collectively 103 Pleasant Street (former Lodi Primary School), from Institutional to Neighborhood Mixed Use.

Rich Stevenson opened the public hearing at 6:35pm. Andrew Bremer provided an overview of the proposed Comprehensive Plan Amendment as summarized in his staff report dated February 7, 2019. Several members of the public spoke regarding both the comprehensive plan amendment and the rezoning of 103 Pleasant Street. Those registering in favor include: Steven Ricks (School Board Member). Bob Robbins (N779 STH 113) spoke about concerns of community safety if the property were used for low-income or Section 8 housing. Mark Fryman (N1425 STH 113) inquired about the potential boundary agreement between the Town and City of Lodi. Mayor Ness indicated this was not a public hearing for that project. Vicki Kearney (519 Woodlawn Ave.) inquired whether the rezone was for each parcel or all three and whether the City had interest in using parcel 323 for park space. Bremer indicated the City would take action on each parcel separately and that there has been discussion by some members of the Plan Commission regarding the desire for parcel 323 to revert back to the City for park space. Marianne Markgrat (516 Corner Street) inquired about who had responsibility for the retaining wall along Corner Street. Mayor Ness indicated the wall runs with the property and maintenance is the responsibility of the property owner. Kathy Gordon (508 Woodlawn) spoke about concerns of community safety if the property were used for low-income housing, what the school was going to do with the proceeds from the sale, whether there would be additional public hearings for the property. Bremer indicated that if a conditional use permit was requested in the future that would trigger additional public hearings. Steven Ricks spoke for the School Board indicated that he could not disclose the purchase price but that the proceeds would offset School District expenditures. He also indicated that 15 perspective buyers had been through the property and the School only received one offer to purchase and that the perspective buyer is looking to repurpose the existing building rather than raze the building. He noted an approximate cost of \$600,000 to raze the building. Lee Hillestead inquired whether the City would reopen Woodlawn from Columbus Street to Pleasant Street and indicated concerns about traffic in the morning and evening at the intersection of Pleasant Street and Corner Street. Rich Stevenson indicated that the City has no plans to open Woodlawn due to the steepness of the road. Dan Cole inquired about the maximum building height for the parcels and whether a building addition would require site and building plan review. Bremer indicated the maximum height is 45 feet in the C-3 district and that changes to the site and building would require additional zoning and building permits. Bob Robbins inquired whether the existing buildings could be razed and a 45 foot tall multi-family building could be built. Bremer indicated that would require a conditional use permit. After no further public comments Stevenson closed the public hearing at 7:25 pm.

6. Public Hearing to Consider Amendments to the City of Lodi Zoning Map, to consider rezoning parcels 11246-321, 11246-322, and 11246-323, collectively 103 Pleasant Street (former Lodi Primary School) from R-1 Single Family to C-3 Central Business District Fringe.

Stevenson opened the public hearing at 7:25 pm. Bremer provided an overview of the proposed rezone as summarized in his staff report dated February 7, 2019. Marianne Markgrat (516 Corner Street) indicated she purchased her home knowing the school was there and would prefer residential use and not commercial use. Vicki Kearney (519 Woodlawn Ave.) inquired if the City had interest in parcel 323. Van Ness indicated the Parks

Commission has interest the future use of this parcel for parkland. Kathy Gordon (508 Woodlawn) indicated her desired to see parcel 323 used as City parkland and whether the C-3 was compatible with the neighborhood. Bremer reviewed the intent of the C-3 district and the list of permitted and conditional uses, including indicating that the Plan Commission had previously determined that multi-family uses were a permitted use only for rooms 200-204 as this was the only portion of the building were residential uses would be above street level as defined by the Plan Commission which is a permitted use in the C-3 district. Anywhere else in the building multi-family would be a conditional use. Kathy Gorda inquired whether Pleasant Street would be improved. Stevenson indicated that the City maintains ratings for roads and uses those ratings to help determine road projects on a yearly basis and did not have information at this time on when Pleasant Street might be improved. Dan Cole inquired whether the property could be used for a brew pub. Bremer indicated that restaurants are a permitted use in the C-3 district; however, manufacturing of alcohol was not. After no further public comments Stevenson closed the public hearing at 7:32 pm.

7. Business Items

7.I. Approve the Minutes of the January 8, 2019 Plan Commission Meeting.

Motion by Lee, seconded by Van Ness, to approve the minutes as presented. Motion passed 5-0.

7.II. Discussion and Potential Recommendation to Council Regarding Resolution 19-01 to amend the City of Lodi Comprehensive Plan including Future Land Use Designations for parcels 11246-321, 11246-322, and 11246-323.

Bremer indicated the Plan Commission would take separate motions on each parcel. Van Ness indicated the resolution should be amended to state the date of the last plan as 2009 not 2019. Motion by Detmer, seconded by Ness to recommend the comprehensive plan amendment for parcel 321. Motion passed 5-0. Motion by Lee, seconded by Ness to recommend the comprehensive plan amendment for parcel 322. Motion passed 5-0. Motion by Ness, seconded by Lee, to recommend the comprehensive plan amendment for parcel 323. Motion passed 5-0.

7.III. Discussion and Potential Recommendation to Council Regarding Rezoning Parcels 11246-321, 11246-322, and 11246-323 from R-1 Single Family to C-3 Central Business District Fringe.

Bremer indicated that Attorney Johnson had provided updated easement and park agreement documents to be included with any motions to recommend the approval as summarized in his staff memo. Detmer indicated he views the rezone differently than the Comprehensive Plan amendment, specifically related to parcel 323 as he believes the City and School should work together to return the parcel back to the City since it is no longer needed by the School. Stevenson indicated that it is the School property to sell has they desire and that there is no existing agreement that the property is to revert back to the City after once the School closed. Detmer indicated he preferred R-1 zoning for parcel 323 as he believed a rezone to C-3 would make it easier to use the property for other uses besides park uses. Van Ness shared this concern. Ness indicated that park uses are a permitted use in the C-3 district and the 1964 warranty deed, as memorialized by the park agreement drafted by Attorney Johnson, provides restrictions for the use of the property. Van Ness indicated that those restrictions could be released at any time by the Council. Lee indicated that the School/future purchaser also have rights that need to be considered. Detmer indicated that the memory of some individuals in the town is that parcel 323 should be used as parkland and that is reflected in his concerns and vote. Motion by Van Ness, seconded by Ness to recommend the rezone from R-1 to C-3 for parcel 321. Motion passed 5-0. Motion by Lee, seconded by Ness to recommend the rezone from R-1 to C-3 for parcel 322. Motion passed 5-0. Motion by Ness, seconded by Lee to recommend the rezone from R-1 to C-3 for parcel 323. Motion passed 3-2 with Detmer and Van Ness opposed.

7.IV. 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).

Bremer reviewed has staff report dated February 7, 2019.

8. Adjourn

Motion by Van Ness, seconded by Lee, to adjourn. Motion passed 6-0, meeting adjourned at 8:07pm.

Minutes by Andrew Bremer, Zoning Administrator