



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, May 17th, 2022 at 5:00 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 5:01 pm.

2. Virtual Etiquette Announcement

3. Roll Call

Commission members present: Groves Lloyd, Peter Tonn, Rich Stevenson, Nick Strasser, Ken Detmer, Jennie Larsen, Jennie Clark

Staff present: Stephen Tremlett – MSA, Zoning Administrator, Brenda Ayers – City Clerk, Terry Weter – Director of Operations

4. The Pledge Of Allegiance

5. Public Input

None.

6. Public Hearing: To consider rezoning Parcel 195.02 from R-2 (single and two family residential) to R-3 (multiple family residential).

No public in attendance in person or online outside of the applicants. Public hearing opened and closed at 5:03pm.

7. Discuss and consider recommending Common Council approve a rezone of Parcel 195.02 from R-2 (single and two family residential) to R-3 (multiple family residential).

Tremlett reviewed the staff report, dated May 6th, 2022. Larsen asked what happens if they approve this rezone and the land is sold to an owner looking to put in a six unit (which could be permitted based on lot size). Brad Skrum (applicant) stated there are only three laterals to the property. Tonn noted that the building would need to be sprinkled if built for more than three units. Skrum stated their intent is to build a 3-unit as soon as possible. Tonn restated the concern is if the three unit is not built and plans change the R-3 designation allows the property owner to build more than three units. Stevenson asked how the property got three laterals when it was zoned R-2, which limits it to two laterals. Skrum stated he asked for a third and paid for the third lateral with their plans to potentially ask for a rezone to build a three-unit structure. Groves Lloyd noted during reconstruction of Gay Street. Skrum stated he was being proactive to pay for the third during that reconstruction project.

Tonn stated the 3-unit as drawn in the application is a good fit, but he does not know what a 6-unit structure would look like or how it would impact surrounding lots. Skrum noted that in discussions with the zoning administrator a 3-unit is possible on the existing lot without moving the northern lot line, but the units would face side lot line and driveways would come from the other side lot line; however, they preferred a design that have units facing on to Gay Street. Thus, the intended future step is to move the lot line north.

Deed restriction was discussed and Skrum noted the willingness to restrict the lot to three units. Detmer is concerned about approving with deed restriction condition due to previous lapse in recording a deed restriction on another property. Ayers stated between herself and Tremlett the deed restriction will be recorded before a development will be approved. Clark asked about who records the deed restriction. Ayers stated City Attorney drafts it and it get recorded with the County, and this restriction stays with property but may be amended in the future.

Motion by Tonn, seconded by Larsen, to recommend approval of the rezone to R-3 with the applicant submitting a CSM at later date that moves the lot line north to match the submitted design and a deed restriction is placed on the property limiting development to three units per agreement by the applicant. Motion passed 7-0.

8. Adjourn

Motion by Groves Lloyd, seconded by Clark, to adjourn. Motion passed 7-0, meeting adjourned at 5:30pm.

Drafted by: Steve Tremlett, City Zoning Administrator

DRAFT