
To: Lodi Plan Commission
From: Andrew Bremer, AICP, Zoning Administrator
Subject: Comprehensive Plan Amendment
Date: February 7, 2019

The February 12th Plan Commission meeting will include a public hearing and action on a resolution (attached) to amend the City's Comprehensive Plan 2010-2029, adopted December 15, 2009. Those 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). An amendment to the Comprehensive Plan is necessary in order to consider a separate request by the School District to rezone said parcels from R-1 Single Family to C-3 Central Business District Fringe in order to aid the School District in the sale of their property.

Under state statute 66.1101, city zoning ordinances enacted or amended under s. 62.23(7) must be consistent with the local governmental unit's comprehensive plan. The existing Future Land Use Map (attached) identifies parcels 11246-321, 11246-322, and 11246-323 as "Institutional". This category is defined under section 10.6 of the plan as: *"The Institutional District includes schools, the clinic and nursing home, churches, municipal facilities, the cemetery, and the fairgrounds. Most of the institutional uses are stable and, aside from the schools and a consolidation of municipal facilities, major expansions are not anticipated."* At the time the comprehensive plan was adopted this was a logical category for the three parcels; however, now that the school has been decommissioned this category sets a limited vision for the future of these parcels. In MSA's opinion all of the other existing future land use categories also have limitations related to how will they "fit" this property. A copy of section 10.6 is attached to this memo. Therefore, MSA suggests the City consider adopting a new future land use category to be applied to these three parcels. The new category is described below and would be available for use for other parcels in the City in the future as appropriate.

Neighborhood Mixed Use

The Neighborhood Mixed Use (NMU) areas are intended to provide a unique mix of neighborhood commercial, medium to higher density residential, institutional and park uses. Areas identified as NMU often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas. These parcels usually are located along or adjacent to a local arterial or collector street. The purpose of the NMU category is to provide flexibility in determining the most appropriate mix of complementary land uses in close proximity to single family neighborhoods. Neighborhood Mixed Use areas are intended to provide areas for either vertical mixed uses (i.e. buildings with multiple uses) or horizontal mixed uses (compatible uses adjacent to one another). Most residential uses should occur as a single family attached units, multi-family units, or above ground floor units in buildings with ground floor retail or office uses. Commercial uses should be limited to those that do not require large parking lots, or have high frequency of semi-truck deliveries or those that would generate significant traffic, odor, or noise nuisances for surrounding properties, particularly during early mornings, evenings or weekends. Outdoor storage of raw materials should be prohibited and

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outdoor display of retail merchandise should be minimized. This category is intended to foster mixed-use development areas that are characterized by high quality architecture, signage, landscaping, and site design that respects and complements the surrounding neighborhood. Potentially acceptable zoning districts include the R-1 Single Family, R-2 Single and Two Family, R-3 Multi-Family, C-3 Central Business Fringe, C Conservancy and Planned Unit Development.

**RESOLUTION PC 19-01
CITY OF LODI PLAN COMMISSION
COMPREHENSIVE PLAN AMENDMENT**

WHEREAS, the City Lodi Plan Commission has found it necessary to make certain amendments to the City of Lodi's Comprehensive Plan 2010-2029, adopted on December 15, 2009; and

WHEREAS, those 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), as further described in the Zoning Administrator memo dated February 7, 2019 attached hereto as if full incorporated into this resolution; and

WHEREAS, prior to taking action on this resolution the Plan Commission held a public hearing on February 12, 2019, preceded by a Class One notice a minimum of 30 days before the hearing; and

WHEREAS, after said public hearing, and recommendation by the Plan Commission, the City Council will decide whether to adopt by ordinance the Comprehensive Plan amendments; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, official mapping, local subdivision regulations, general zoning ordinances, shoreland/wetland zoning, and as a guide for approving or disapproving actions affecting growth, development, conservation, and recreation within the jurisdiction of the City of Lodi and its extraterritorial plat review area; and

WHEREAS, this Comprehensive Plan 2010-2029 may from time to time be further amended, extended, or added to in greater detail.

NOW, THEREFORE, BE IT RESOLVED, that the City of Lodi Plan Commission recommends amendment of said City of Lodi Comprehensive Plan 2010-2029 by the City Council for adoption by ordinance.

APPROVED:

Rich Stevenson
Plan Commission Chair














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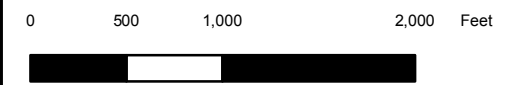
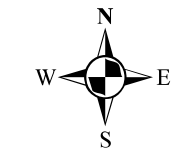
Andrew Bremer, AICP
Zoning Administrator

City of Lodi

Future Land Use

Legend

-  City Limits
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Central Business District
-  Industrial
-  Institutional
-  Utility
-  Conservancy
-  Park
-  Vacant
-  Right-of-Way



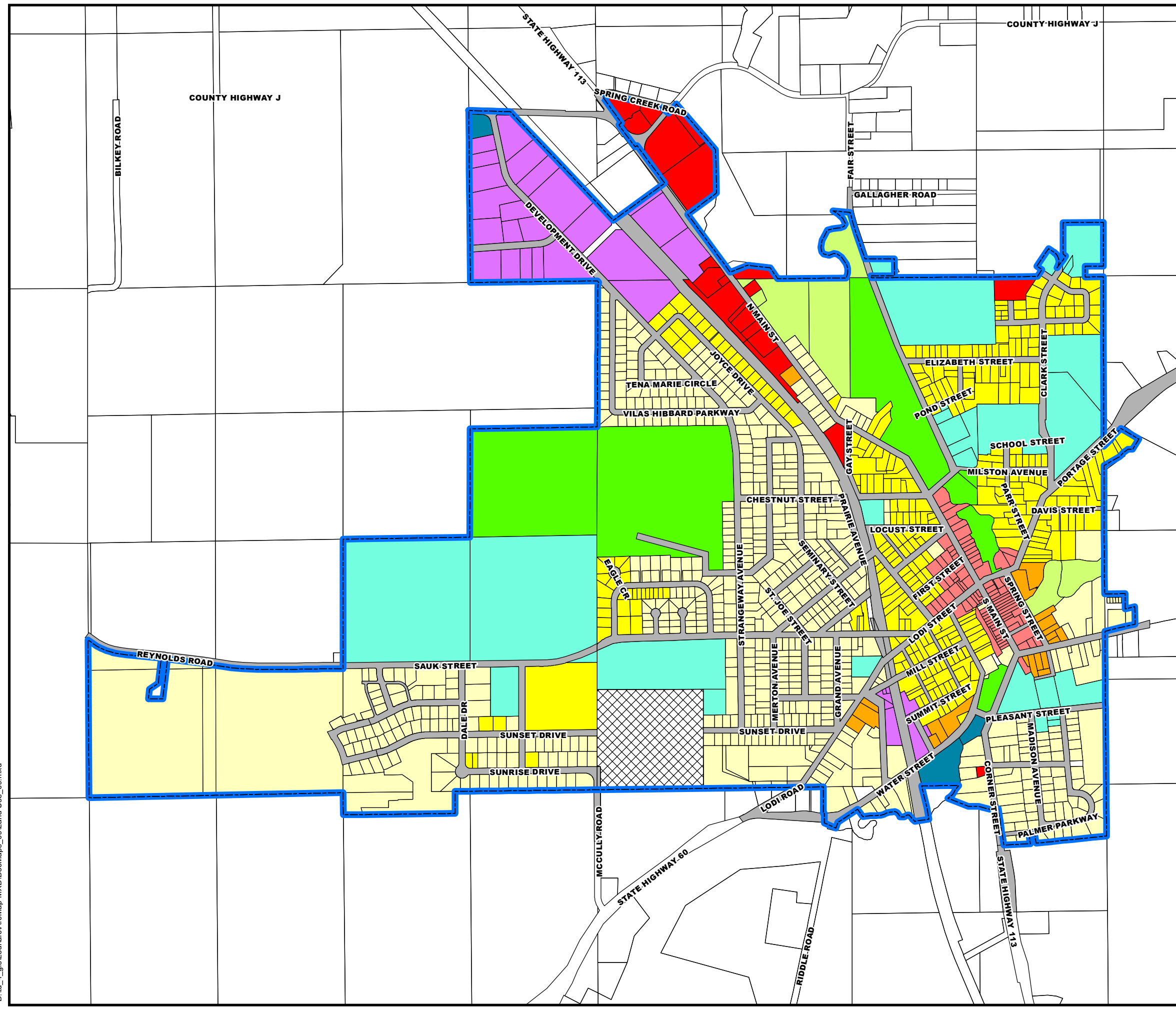
December 1, 2009
 Last Revised Date:
 December 1, 2009

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 planners | engineers | advisors



Data Source: City of Lodi
 Columbia County Land Information Department

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the City boundaries also contain these development factors, this may have implications for redevelopment.

10.5 Future Land Use Projections

If the City intends to keep the existing land use mix and density as it develops in the future, then the amount of land needed to satisfy population growth can be estimated. An average annual growth rate of 2.0 percent is comparable to the average annual growth that the City incurred between 1990 and 2000. This growth rate was used to develop future population projections (Table 2-2). Applying the projected population to the current land use density figures would require the City to annex a significant amount of land (Table 10-4). It is more likely that the City will need to develop at a higher density.

Land Use Type	Acres per capita	2008 acres required	2013 acres required	2018 acres required	2023 acres required
Residential	0.040	120	132	147	162
Commercial	0.012	36	40	44	49
Manufacturing	0.020	60	66	73	81
Total		216	238	264	292

Note: These projections are accumulative over time.

It is recognized that extending residential development in extraterritorial areas places additional strains on city services, transportation and has environmental implications as well. Therefore additional developments within the extraterritorial area should only be approved with great scrutiny after evaluating the full impact to city services.

Maintaining the rural character of the city of Lodi is an important aspect to preserving the character of the city.

10.6 Land Use Categories

Future Land Use Map

The future land use map illustrates potential growth over the next 20 years based upon existing conditions, discussions at public meetings, goals of this plan, and direction from the Plan Commission. This plan illustrates potential growth beyond the current City limits.

The following recommended land use categories should be used by the Plan Commission and Council in considering development proposals. The following is a description of the land use categories shown on the Land Use Plan.

Low Density Residential District

The Low Density Residential District is a single-family residential district. Lot sizes range from approximately 10,800 square feet to one acre. Most of the existing low density residential development in Lodi consists of homes in subdivisions developed over the past 30 years. Areas

within the Low Density Residential District are required to have municipal sanitary sewer and water services.

Over the next 20 years the majority of new low density residential development should occur to the west of the current city limits. The 20-Year Land Use Plan envisions predominantly single-family development in these developing neighborhoods.

The zoning corresponding to the Low Density Residential District is R-1, which requires a 10,800 square foot lot size for single-family dwellings. Higher densities may be permitted in the Low Density residential District in exchange for a higher level of amenities and site improvements within the context of Planned Unit Developments, where there is a comprehensive site plan.

Medium Density Residential District

The medium density residential district is a predominantly single-family residential district, although there may be some intermingled duplexes and low density apartment buildings. The densities range from approximately 4 dwelling units an acre to 12 dwelling units per acre.

The majority of the medium density residential development is in the older central neighborhoods developed prior to 1960. In these neighborhoods the average lot size is smaller than in the subdivisions developed in the 1970's and 1980's. Some of the larger older homes have been divided into apartment units.

Future duplex and apartment development should generally be located in areas of the city where there is sufficient access to major streets and public facilities, such as public parks.

New apartment and duplex development should only occur within the context of master planned developments where there is sufficient buffering between housing types within the development.

The zoning corresponding to the Medium Density Residential District is R-2, which requires 10,800 square foot lot size lots for single-family, 6,600 square feet per dwelling unit for duplex units. Higher densities may be permitted in the Low Density Residential District in exchange for a higher level of amenities and site improvements within the context of Planned Unit Developments, where there is a comprehensive site plan.

High Density Residential District

High Density Residential District consists of sites suitable for multifamily housing at densities up to 14 dwelling units per acre (3,000 square feet per dwelling unit). In the Lodi area, most existing high density apartment buildings have 4 to 16 units. They are scattered in several different neighborhoods.

The land use plan anticipates some residential development will occur as "infill" development on lots in the central neighborhoods. Redevelopment sites adjacent to the downtown business district are particularly suitable for infill projects.

Apartments outside the central portion of the City should only occur within the context of Planned Unit Developments where there is a comprehensive site plan and the apartments can be demonstrated to be compatible with adjoining lower density single-family development.

The zoning corresponding to the High Density Residential District is R-3, which requires 3,000 square feet per unit for multiple family dwellings.

Agricultural Transition District

The purpose of this district is to allow the continued agricultural use of those lands until development of those lands within the City of Lodi is appropriate, pending proper timing for the economical provisions of utilities, major streets, and other facilities, so that compact, orderly development will occur. Development within this District is limited to a density of one residential unit per twenty (20) acres.

Rural Residential District

The Rural Residential District includes areas with the City's Extraterritorial Area that are currently developed. The Rural Residential District generally consists of parcels less than 10 acres in size that is no longer used for farming. The Rural Residential District does not include areas that are currently served by public water or sanitary sewer.

The City discourages lot divisions that are not supported by public water and sanitary sewer. All of the Rural Residential District shown on the Land Use Plan is outside the current City limits. It is not anticipated that the areas in the Rural Residential District would be annexed until such time as the City would be extending sanitary sewers and water service to these areas.

Central Business District

The Central Business District consists of the downtown business district and the adjoining residential properties that are anticipated to be converted to commercial uses over the next decade. The district extends from Fair Street on the north to Columbus Street on the south. The core of the Central Business District is the two blocks fronting on Main Street (Highway 113) between Columbus and First Streets and Lodi Street to Prairie Street.

Over the next decade the Central Business District is expected to continue to develop as a specialty district, following a pattern established in many other smaller communities. The Lodi Downtown has the potential for developing as a regional tourist center similar to Mount Horeb, Cambridge, and New Glarus. As a potential regional tourist center, it will be very important to preserve the attractiveness and historic character of the Downtown area.

Recommended uses in the Central Business District include specialty retail stores, eating establishments, professional services, studios, art galleries and craft shops, and antique stores. Commercial uses that have large outside storage or large parking requirements should be encouraged locating in the Highway Business District on north Highway 113. Industrial uses and uses that would create nuisance factors or not contribute to the aesthetic quality of the Central Business District should be discouraged. The zoning corresponding to the Central Business District is C-2.

Highway Business District

The Highway Business District is located on north Highway 113 on the north side of the community. There is a small pocket of commercial development on south Highway 113.

The north Highway 113 corridor and the intersection of Highway J and Highway 113 should be planned as the primary commercial district for businesses with large land area requirements. Types of uses recommended for this area include grocery stores, a discount store, automobile and recreational vehicle sales and repair, service stations, and motels. Smaller specialty retail businesses should be encouraged to locate in the Central Business District.

Undeveloped parcels and parcels suitable for redevelopment in the Highway Business District should be reserved for commercial uses. There is a limited amount of land in the Lodi area suitable for large scale commercial development and these areas should be reserved for such uses. Commercial uses outside the Business District or Central Business District should be discouraged. In particular, commercial development on the south Highway 113 corridor and along the Highway 60 corridor should be discouraged in order to preserve and protect the aesthetic character of the entrances into Lodi.

Light Industrial District

The Light Industrial District consists of the Lodi Industrial Park located on the north side of the community, several industrial properties fronting on north Highway 113, and the Lodi Canning Company located south of the Central Business District.

The Lodi Industrial Park was created for the purpose of providing sites for both local and incoming industries and heavier commercial uses to locate. To date, the Lodi Industrial Park sites have been purchased primarily by local contractors and light industries. The City should continue to encourage industries to locate in the Lodi Industrial Park and should prohibit industrial rezoning elsewhere in the Lodi area where there would be potential land use conflicts with either existing or proposed non-industrial uses. The zoning corresponding to the Industrial District is I.

Institutional District

The Institutional District includes schools, the clinic and nursing home, churches, municipal facilities, the cemetery, and the fairgrounds. Most of the institutional uses are stable and, aside from the schools and a consolidation of municipal facilities, major expansions are not anticipated.

Utilities District

The major utility sites in Lodi are the wastewater treatment plant on the north side, the City public works garage and the Lodi Light & Water Utility shop on the south side, an east utility site on Columbus Street, and the Columbia County garage. There is an electric power substation on Highway J north of the Lodi Industrial Park. No major changes are anticipated with respect to land area utilized for utility purposes.

Parks and Trails District

The Park District in consists of the city's municipal parks and trails such as Goeres Park, Habermann Park, Spring Creek Park and Veterans Memorial Park. Development within this district and other land use districts shall be consistent with the Lodi Comprehensive Outdoor Recreation Plan.

Conservancy District

The Conservancy District consists of land either within the 100-year floodplain or wetlands as delineated by the Wisconsin Department of Natural Resources. Permitted uses in the Conservancy District are limited to nonstructural uses such as nature-walking, wildlife-watching, passive recreation, and limited agricultural uses. There may be very limited opportunities for development potential, which shall require further investigation, where appropriate.