



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, February 8th, 2022 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

Plan Commission Agenda

1. Call To Order

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

2. Virtual Etiquette Announcement

3. Roll Call

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

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

4. The Pledge Of Allegiance

5. Public Input

None.

6. Approve Minutes from January 11, 2022.

Motion by Lee, seconded by Detmer, to approve the minutes. Motion passed 7-0.

7. Consider approval of General Development (Site) Plan application for in-ground loading dock and driveway extension (parcel #11246-394.03).

Tremlett reviewed the staff report, dated February 4, 2022. Tonn asked the applicant to introduce himself and asked if he wanted to provide any comments. Jeff Paepke (applicant) discussed the company will be purchasing frozen peas (vs. harvesting them) and forklifts could not support transporting goods from the existing loading dock due to steepness of the ramp incline and condensation from the trucks. Paepke noted the new in-ground loading dock would mostly be used during May through June. The route for the truck would be to check-in up at the office, come to this location via WIS 60 utilizing the County highway property to back into the in-ground loading dock with forklifts transporting goods across the street to the facility on the west side of Cannery Street. The extended blacktop will be 6-inches thick and extend to WIS60 unless WisDOT does not allow the access point to WIS 60.

Tonn asked for clarification on how the in-ground dock will function, specifically the amount of time spent using the County Highway Department site. Tonn followed up with asking if this dock is only going to be used for inbound materials with outbound freight utilizing the existing dock along the 600 building. Tonn mentioned he has concern with how close the forklift would be crossing Canning Street with potential drivers turning on to Canning Street from WIS 60. Tremlett concurred when asked his opinion of this concern.

Paepke stated he submitted the request to WISDOT today with likely approval within two weeks. Larsen asked if he had permission to use the County Highway Department property. Paepke stated he a good (verbal) agreement to allow it, and if they were to sell the property they would reassess the situation.

Groves Lloyd asked if the raw product will come in a box. Paepke stated it would come in a tote. Groves Lloyd asked if it would be transported to existing hopper. Paepke stated that the existing hopper is going to be removed. Tonn asked where the crossing would take place. Paepke demonstrated on the screen where the forklift would cross Canning Street.

Tonn restated his concern about the forklift crossing and what could be done to make it safer. Paepke stated there have been no accidents in the past and they tell the forklift operators to be safe while crossing the street. Paepke stated they could put the flashing lights with "forklift crossing" sign in ahead of the crossing in both directions if desired similar to what was previous located on Canning Street.

Stevenson asked if there would be safety measures along the sides of the in-ground ramp. Paepke stated guardrails like they have on existing loading dock will be used on each side of the in-ground loading dock.

Groves Lloyd stated she felt more comfortable with the crossing where Paepke demonstrated on the screen, which was utilizing the existing driveway apron on the east side of Canning Street with a new ramp on the west side of the street. Larson agreed if it were marked and signed.

Tonn asked when the canning company was founded. Paepke stated 100 years ago. Tonn noted this business has been operating for 100 years in this location, which is landlocked, and the truck type is changing due to change in operation. It's a unique condition that we are looking at a way to make it work. The grandfathered access to WIS 60 needs to go away and the in-ground loading dock should have landscaping in front of the guardrail so does not have a 100% industrial feel. Tonn stated the in-ground loading dock should be set back five feet to allow for landscaping between WIS 60 right-of-way and the guardrail. Tonn also stated that if the forklift crossing fails then concrete should be installed at that crossing. Paepke said they intend to wait and see how it holds up, but that they would replace with new concrete should it fail.

Stevenson asked the Director of Operations about the drain connection. Terry Weter stated it would connect to an existing catch basin in the street. Paepke stated the depth of the in-ground loading dock was planned to allow for enough slope to connect to the storm drain, which he understood the storm drain to be 3.5 feet deep. A 6" PVC pipe would connect to the storm drain and they are okay if at times the in-ground loading dock floods.

Paepke stated the design could pitch the driveway extension to the storm drain. Tonn reiterated interest in seeing landscaping and grass along the front of the in-ground loading dock and driveway extension. Strasser agrees with Tonn.

Groves Lloyd stated she appreciates the new owners are investing in the facility and site. Paepke noted the company is spending one million dollars in a variety of upgrades, as they intend to stay in Lodi.

Stevenson recommends the conditions of approval outlined in the staff report. Strasser's preference is to see the changes next month, but also does not want to delay the process.

Detmer asked about location of the existing hydrant and pole and need to protect it from the proposed driveway extension and questioned if access should be allowed to WIS 60. Tonn reiterated there should be no access to WIS 60. Paepke agreed its more for convenience. Stevenson stated Canning Street provide better turning than the temporary access in the intersection. Tonn sees the opportunity to further enhance this historic location with landscaping in front of the driveway extension and in-ground loading dock. Paepke agreed to shrubs as long as they are salt tolerant and not too tall. Groves Llyod agreed to keep them low to not create a sight line issue at the corner. Detmer agrees to only providing access along Canning Street.

Groves Lloyd motioned, seconded by Larsen, to allow the zoning administrator to review and approve a revised design based on the conditions of approval outlined in the staff report clarifying a minimum of 5 feet setback from the WIS 60 right-of-way and the addition of no access to WIS 60 and landscaping added in front of the in-ground loading dock and driveway extension. Motion passed 7-0.

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 February 1, 2022, noting upcoming review of potential zoning amendments to allow for more affordable housing products.

9. Adjourn

Motion by Lee, seconded by Groves Lloyd, to adjourn. Motion passed 7-0, meeting adjourned at 7:40pm.

Drafted by:

Steve Tremlett, City Zoning Administrator