



PLEASE TAKE NOTICE: There will be a **City of Lodi Plan Commission** meeting Tuesday, March 3, 2026 at 6:00 pm in the City Hall Council Room, 130 South Main Street, Lodi, WI.

[Registration](#) for virtual attendee public input must be completed 24 hours prior to meeting start time.

Virtual Meeting Access: <https://us06web.zoom.us/j/83898081295?pwd=KKZoCenmkEUdO9K3hHPT08zQmlTJBV.1>

Meeting ID: 838 9808 1295 **Passcode:** 072763 **Phone:** 1-312-626-6799

Plan Commission Agenda

1. Call to Order
2. Meeting Etiquette
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. Approval of Minutes from October 7th, 2025 Meeting

Documents:

[Item 6_PC Minutes_2025_10_07.Pdf](#)

7. Discussion and Possible Recommendation for Adoption By Common Council Of A Certified Survey Map To Divide 638 Sunset Drive (Parcel 11246-770.902) Into Two Parcels for a Zero-Lot-Line Duplex

Documents:

[Item 7_Parcel_770.902_Lot 51 ZLL_CSM Memo_2026_02_26.Pdf](#)

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)

Documents:

[Item 8_Zoning Administrator Report_2026-02-26.Pdf](#)

9. Next Meeting Date (if necessary) - THURSDAY, April 9 at 6:00 PM

10. Adjourn

Posted: _____

By: _____

Members: Mayor Groves Lloyd, Alders Crow, Heller, Stevenson (Chair); Citizens Clark, Tonn, Strasser

Agendas may change up to 24 hours prior to the commencement of the meeting. Reasonable accommodations for persons with disabilities may be made in advance by calling City Hall at 608-592-3247.

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, October 07, 2025 at 6:00 pm** in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

In-person attendance is limited due to social distancing protocols and masks are encouraged. Virtual attendees interested in speaking must register on the City's website 24 hours prior to the meeting start time.

Virtual Meeting Access:

Plan Commission Minutes

1. Call To Order

Rich Stevenson called the meeting to order at 6:00 pm.

2. Virtual Etiquette Announcement

3. Roll Call

Commission members present: Peter Tonn, Ann Groves Lloyd, Dennis Crow, Sr., Rich Stevenson, Nick Strasser, Mike Goethel

*Commission member excused absence: Jessica Clark
Staff present: Brenda Ayers – City Administrator*

4. The Pledge Of Allegiance

5. Public Input

None

6. Approve Minutes from August 12, 2025 Meeting.

Motion to approve by Strasser, seconded by Crow, Sr. Motion Passed 6-0.

7. Discuss and consider Architecture Design Review (Major Project) for 102 Industrial Park Rd, Parcel 11246-704.05.

Tremlett went through the staff report. Tonn made a motion, seconded by Groves Lloyd, to approve with removal of cold storage from the staff report.

8. Discussion on limited to no regulations on visibility into businesses through frosting of glass, substantial tinting of glass and window signage.

Tremlett discussed a recent sign review and lack of standard regarding visibility into businesses. Several members discussed other businesses downtown that have things in the window or inside the window that block visibility. Tonn noted it makes sense to him that the code does restrict the amount of window signage but does not think they want to police the amount of tint on the windows. All agree that the current standard is sufficient. No further request to amend the ordinance on this matter.

9. 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 went through the monthly report, dated October 2nd.

10. Adjourn

Motion to Adjourn by Groves Lloyd, seconded by Strasser. Motion carries 6-0. Meeting adjourned at 6:19 p.m.

Drafted by:

Steve Tremlett (Zoning Administrator)

Consistency with the City's Comprehensive Plan

The City's Future Land Use Map identifies the area as Neighborhood Residential. No comprehensive plan amendment is necessary to approve this application.

Impacts to Adjacent Properties

None identified, as this will not change the intended function or use of the property.

Consistency with the City's Zoning and Subdivision Code

The parcel is zoned R-3 Multiple Unit District, which allows ZLL (Zero-lot-line) duplexes as a permitted use. For 'Zero-Lot-Line' Duplex Lots, the following minimum standards apply and are met by the proposed CSM:

1. (MET) Minimum Lot Area: 4,500 Square Feet (per unit)
2. (MET) Minimum Lot Width: 42.5 Feet (per unit)
3. (MET) Minimum Setbacks
 - a. Front Yard: 20 Feet
 - b. Rear Yard: 25 Feet
 - c. Side Yard: 6 ft, except 0 feet on common wall
4. (MET) Minimum Floor Area Per Unit
 - a. 2+ Bedrooms: 1,000 Square Feet

For Zero-lot-line developments in all zoning districts, Lodi requires the developer to provide a signed agreement in recordable form between the owners of record specifying the following:

1. Maintenance standards for the common walls.
2. Maintenance and replacement standards for all exterior surfaces of the building.
3. Agreement to maintain a neat and harmonious appearance over time.
4. Maintenance standards for any common features.
5. Restrictions against construction of detached single-unit residences on any of the affected lots in the event either or all sides of the zero-lot-line constructed dwelling are destroyed.
6. Language ensuring the agreement may not be terminated, amended or otherwise altered without the approval of the Common Council.

The Applicant stated they will provide a draft 'Declaration of Covenants' prior to the meeting. Once the agreement is determined to meet all the conditions above, it will be signed and recorded along with the Certified Survey Map.

MSA Recommendation

If the Plan Commission recommends the Common Council approve the CSM, MSA recommends the following conditions as part of said approval:

1. The Certified Survey Map shall be recorded with the Declaration of Zero Lot Line, Maintenance and Restrictive Duplex Covenants at Columbia County Registry of Deeds. Such written agreement shall provide that it may not be terminated, amended or otherwise altered without the approval of the Common Council. Said agreement shall be subject to **City Attorney** approval and be recorded by the developer against all affected properties and continually maintained by the property owners.

Sincerely,
MSA Professional Services, Inc.



Stephen Tremlett, AICP
Zoning Administrator

City of Lodi Land Division Application

◆ 130 South Main Street, Lodi, WI 53555 ◆ Phone (608) 592-3247 ◆ Fax (608) 592-3271 ◆ www.cityoflodi.us ◆

Land Division Application:

- Applicants are encouraged to present a preliminary sketch plan to the Plan Commission for discussion prior to commencing professional services for the creation of a Certified Survey Map or preliminary plat.
- Requires this form be submitted with the **application fee** to the City Clerk (*See Fee Schedule Outlined in Checklist Below*)
- Requires application be submitted at least **30 days prior to the Plan Commission Meeting** for public hearing notification (preliminary plat only), staff review and agenda placement (plat sketch plans may be submitted 10 days prior)
- Requires approval of the City of Lodi Plan Commission (meets second Tuesday of month/6:30 PM in Council Chambers)
- Requires one hard copy, and one digital version of the items listed in the checklist below
- Requires applicant or their agent to attend Plan Commission meeting to explain & to answer questions
- All land divisions shall comply with the requirements of Chapter 300 of the City Code

If you have questions, please contact Steve Tremlett, Zoning Administrator, at (608) 242-6621 or stremlett@msa-ps.com.

Owner Name(s): Iron Gate Investments LLC do Barry Bodendein	
Applicant Name (if different than above): Barry Bodendein	
Project Address: 217 Dale Drive / 638 Sunset Dr Parcel #(s): 770.902	
Applicant Address (if different than above): 57336 Eli Valley Road, Loganville WI 53943	
Applicant Email: barry@jbbuild.com	Surveyor: Paul Spetz
Surveyor Phone: 608-209-0302	Surveyor Email: isthmussurveying@stgglobal.net
Current Zoning:	Existing Use of Property: Vacant
Development Size: 0.49 acres and 2 lots	Acres Remaining in Parent Parcel: 0
Proposed Zoning:	Plat Name: Third Addition to Ridgestone

Land Division Submittal Checklist:

Fee (see information at right)	<ul style="list-style-type: none"> • Sketch Plan: No fee. • CSM: \$100 plus \$100 per lot over 2 lots. • Preliminary Plat: \$200 plus \$40/lot. (Requires Public Hearing) • Final Plat: \$150 plus \$40 per lot. • The City may, under §300-10, require establishment of an escrow fund to pay for review costs.
Complete Application (this page)	
Sketch plan/CSM/Plat (one hard copy)	
Letter of Intent/Project Description (one hard copy)	

Note: Prior to approval by the City Council, applicants must submit an electronic file compatible with the City's mapping software (acceptable file formats are .dwg, .dgn, or .dxf). If applicant does not submit an electronic file the City Engineer will determine the cost for updating the City's computerized maps, and require payment from the applicant.

Applicant Signature:  **Date:** Dec. 2, 2025

Owner Signature: Barry Bodendein **Date:** 1-14-2026

For Staff Use Only

Date Received: 1/16/26	Fee Amount: \$100 ⁰⁰	Amount Paid: \$100 ⁰⁰ CC# 8781
Project to Appear before Plan Commission on:		PH Publication Dates (Prelim Plat Only):
Plan Commission Recommendation: <input type="checkbox"/> Denied <input type="checkbox"/> Approved Subject to:		
City Council Decision: <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Res # _____) Subject to:		

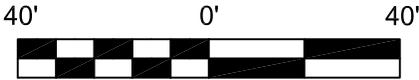
PREPARED FOR:
 IRON GATE INVESTMENTS LLC
 S7336 ELI VALLEY ROAD
 LOGANVILLE, WI 53943

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com
 isthmussurveying@sbcglobal.net

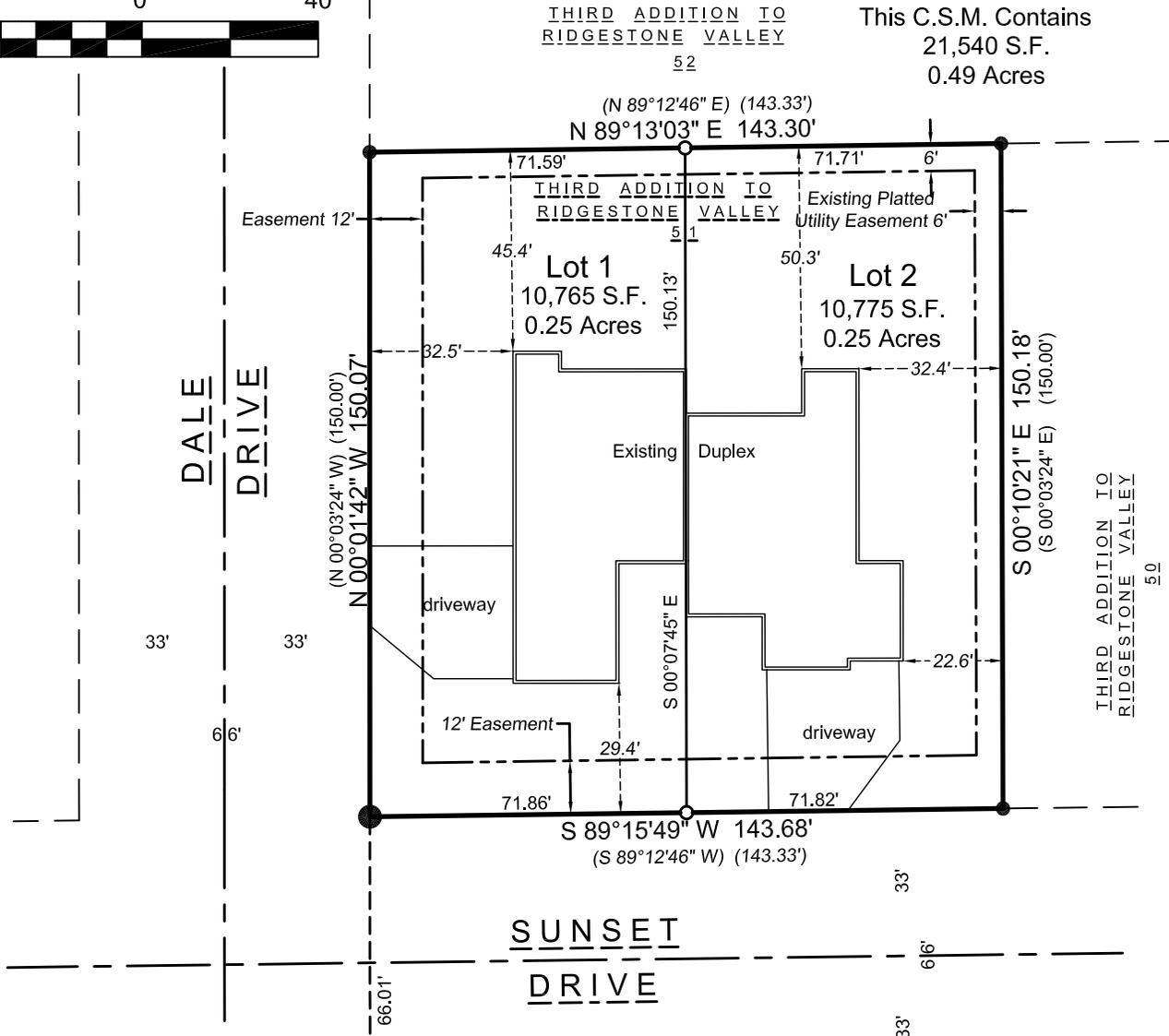
CERTIFIED SURVEY MAP No. _____
 VOLUME _____ PAGE _____

BEING LOT 51, THIRD ADDITION TO RIDGESTONE VALLEY, IN
 THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4, SECTION
 28, T10N, R8E, CITY OF LODI, COLUMBIA COUNTY,
 WISCONSIN

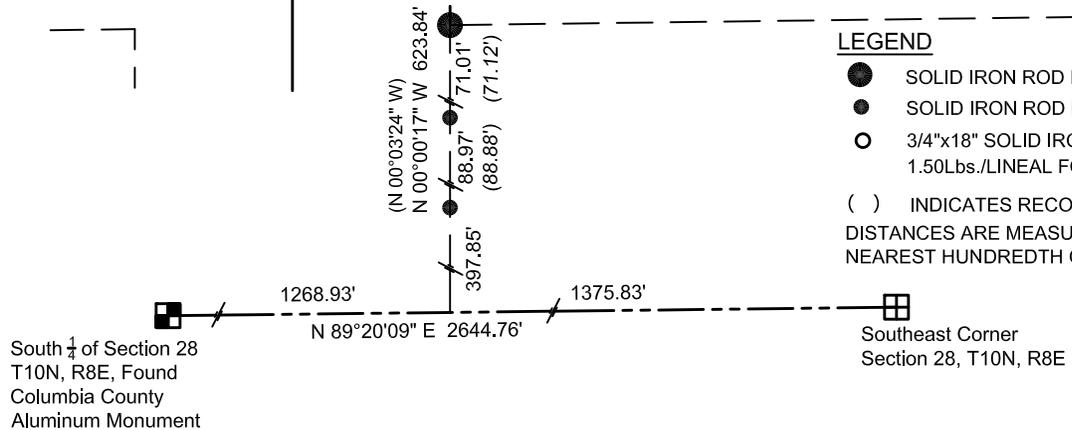
BEARINGS ARE REFERENCED TO THE
 COLUMBIA COUNTY COORDINATE
 SYSTEM, GRID NORTH NAD83(91), THE
 SOUTH LINE OF SE 1/4 OF Sec. 28, T10N, R8E,
 BEARS S 89°20'09" E



This C.S.M. Contains
 21,540 S.F.
 0.49 Acres



- LEGEND**
- SOLID IRON ROD FOUND - 1.25" Diameter
 - SOLID IRON ROD FOUND - 0.75" Diameter
 - 3/4"x18" SOLID IRON ROD SET
1.50Lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.





MSA Planner Report

To: Lodi Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Zoning Administrator October 2025 - February 2026 Monthly Report
Date: February 26, 2026

The following is a summary of October 2025 through February 2026 zoning administration activities in addition to those items appearing on the March 3rd agenda.

Zoning Permits Approved:

- Certificate of Zoning Compliance for storage shed/garage replacement located at 204 Prairie Street
- Certificate of Zoning Compliance for a new single-family home located at 204 Mariahwynn Terrace
- Kobussen Buses Sign Permit at 106 Industrial Drive
- Sign Permit for multiple business hanging and window signage at 105 S. Main Street
- “CLAW CTRL Nail Shop” Wall Sign Permit at 801 N. Main Street, Suite C

Summary of General Zoning Inquires:

- Request from 2 Construction Project Signage for Primary Terrace development along Corner Street (no sign permit required)
- Review of duplex layout for Lot 17 in Terrace Vista Phase 1 (SE corner of Ottowyn and Mariahwynn. (applicant was permitted to complete foundation to more accurately provide land division for zero-lot-line)
- Review of Parcel 309.A (SE corner of Elm and Madison) regarding a barn as the sole building on the lot after sale of the primary lot on a separate parcel. Owner wanted to add electricity for lighting the space, plugging in mower, and light number outside the structure. Accepted this improvement, but noted that further enhancements of the accessory structure would need further considerations (without a primary structure on the lot).
- Appraiser looking at what restrictions on properties along Spring Creek (Parcel 329 bordered by Water Street, Pleasant Street and Corner Street) to determine value for highway project.
- Business owner at 107 S Main Street desire for an outdoor seating area along the back of the building inclusive of a pergola and screening/fencing. Noted restrictions with pergola (accessory structure) and offered suggestions for more temporary structures that provides more flexibility. No additional response.
- Discussions on street trees and median plantings in Phases 1 and 2 of Terrace Vista.
- Terrace Vista Phase 3 and Highlands of Ridgetstone Phase 2 development agreements.
- Primary Terrace CSM and Development Agreement.

On-Going City Projects:

- City Fee Schedule (Zoning and Land Division applications)
- Land Development Review Process with City Administration, Zoning Administration & Engineering

Pending Requests/Future Agenda Items:

- Official Map creation

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