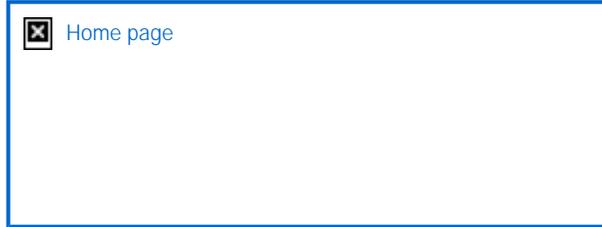


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PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on **Tuesday, October 07, 2025 at 6:00 pm** in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

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)



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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