



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, September 8, 2020 at 6:30 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 6:30pm.

2. Roll Call

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

Staff present: Stephen Tremlett - MSA, Zoning Administrator, Julie Ostrander - Director of Administration

Other: Terry Wetter – Director of Operations

3. The Pledge Of Allegiance

4. Public Input

None.

5. Approve Minutes from August 11, 2020.

Larsen noted roll call should show her under excused absences. Motion by Lee, seconded by Strasser, to approve the minutes with the noted change to the roll call. Motion passed 7-0.

6. Discussion on Lodi Comprehensive Plan Update.

Tremlett discussed the economic development element within the Comprehensive Plan, covering revised goals, policies and actions. Tonn requested the "issues and opportunities" to be written in a more positive tone. Detmer and Tonn noted a need for additional housing (senior and affordable) as important "issue and opportunity" to attract workers to live in the community.

Groves Lloyd requested Policy #8 include other entities listed in 2010 Comp Plan under the first policy on Tourism. Under Action #6, Groves Lloyd noted a need for a BID, especially in promoting regular business hours. Larsen asked if the hours are impacted by the pandemic and will return once we get through it. Consensus was the pandemic is influencing the current business hours.

Tonn would like to include additional policies directed at adding more (workforce) housing. Larsen asked if there initiatives that could support increases in affordable housing in Lodi. Tonn noted Columbia County discussed the potential of promoting three smaller affordable housing projects that add up to a larger (80 unit) development if considered as one project; however, this would require new legislation to consider this concept. Groves Lloyd stated WEDC is working on a pilot initiative right now. She also noted that the City should be mindful of impacts to income-restricted individuals and families that may be displaced by more affluent people moving out of the urban centers because of the pandemic. Additional multi-unit housing should be a near term priority.

Tonn stated the 2010 Plan's policy to prepare a business/industrial park master plan for growth of the business park should remain as an action under Goal 1. He noted the Economic Development Committee has looked at it a bit, but there more to do on it.

7. Zoning Administrator Report (update on 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 August 31, 2020. There was discussion amongst Plan Commission members about the Top of Lodi property. Tonn noted there was a strong message from the neighborhood on their concerns. He requested the zoning administrator help them get on the same page with the concerns voiced by the neighborhood and Plan Commission. Groves Lloyd stated the City has been reaching out and encouraging them to build a better relationship with the neighborhood and to talk individually with Plan Commission members. Groves Lloyd noted she attended Top of Lodi's neighborhood meeting that included roughly 25 people. Stevenson noted the City has provided the meeting minutes to Top of Lodi owners, as it detailed the concerns aired at the meeting. Larsen noted that all she hears is it should be housing and parkland. Tonn asked if TIF was discussed. Groves Lloyd noted they have not shown interest in public financing to this point.

8. Adjourn

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