



# Professional Services Agreement

This AGREEMENT (Agreement) is made today 4/30/2021 by and between CITY OF LODI (OWNER) and MSA PROFESSIONAL SERVICES, INC. (MSA), which agree as follows:

**Project Name:** Online Zoning Map Application

**The scope of the work authorized is:** See Attachment A

**The schedule to perform the work is:** Approximate Start Date: 5/3/2021  
Approximate Completion Date: 6/7/2021

**The lump sum fee for the work is:** \$4,500

**The retainer amount required is:** \$0

All services shall be performed in accordance with the General Terms and Conditions of MSA, which is attached and made part of this Agreement. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a lump sum basis.

**Approval:** Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

**CITY OF LODI**

**MSA PROFESSIONAL SERVICES, INC.**

\_\_\_\_\_  
Ann Groves Lloyd  
Mayor  
Date: \_\_\_\_\_

*Jan Valeri*  
\_\_\_\_\_  
Jason Valerius  
Team Leader  
Date: April 30, 2021

Attest: City Clerk

\_\_\_\_\_  
Clerk Name: \_\_\_\_\_  
Date: \_\_\_\_\_

130 S. Main Street  
Lodi, WI 53555  
Phone: 608-592-3247

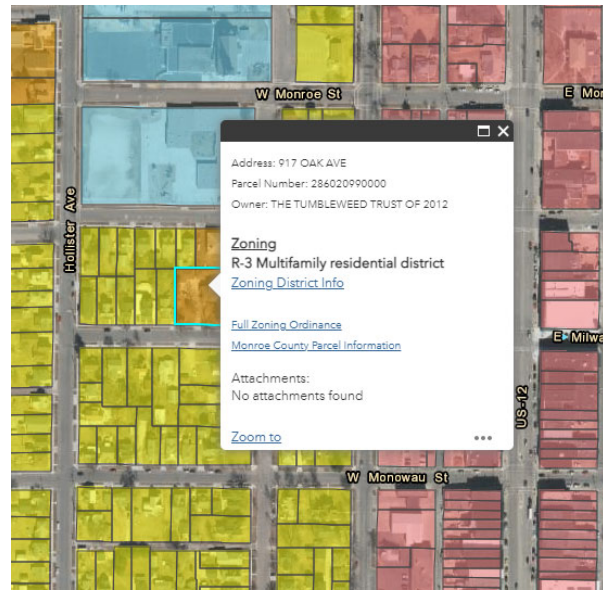
1702 Pankratz St  
Madison, WI 53704  
Phone: 608-242-7779

## Attachment A: Online Zoning Map Scope

Utilizing existing data from the City and other sources, MSA will build an online zoning application on the city's existing GIS website. The app will be available to the City officials/staff, as well as the general public. This application will provide the following for every parcel within the City limits:

- Parcel address, number and owner (from the County)
- City zoning designation (MSA/City data)
- Zoning District Info Sheet, including lot requirements, setbacks, permitted/conditional uses (see example below)
- Links to the City's zoning ordinance
- Link to Columbia County parcel Info
- Attachments section to house Planned Development documents (GDP, SIPs)

BELOW: Example Online Zoning Application



This deliverable can provide all the typical online GIS tools (i.e., layer list, legend, basemap (aerials/street map) gallery, selection, draw, measure, and print. Layers can include parcels, floodplain, City zoning, City TID boundaries and City Comp Plan's future land use.

This process assumes one (1) meeting to review the draft and make edits as requested, and additional calls/emails throughout to finalize the application.

BELOW: Example Zoning District Info Sheet

### R-3 — Multifamily Residential District

<p><b>Lot Requirements</b></p> <ul style="list-style-type: none"> <li>• Min. area = 7,200 sq. ft. (1,800 sq. ft. per dwelling unit)</li> <li>• Min. frontage = 60 ft.</li> <li>• Max. building height = 40 ft.</li> <li>• Max. lot coverage = 60%</li> </ul>	<p><b>Setbacks</b></p> <ul style="list-style-type: none"> <li>• Principal structure setbacks: <ul style="list-style-type: none"> <li>Front = 25 ft.</li> <li>Side = 10 ft.</li> <li>Rear = 20% lot depth</li> </ul> </li> <li>• Accessory structure setbacks: <ul style="list-style-type: none"> <li>Side = 3 ft.*</li> <li>Rear = 3 ft.*</li> </ul> </li> </ul> <p><small>*Accessory buildings must be placed in the rear yard or conform to the yard requirements of a principal building.</small></p>	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• Multifamily residential</li> <li>• All uses permitted in R-1 and R-2</li> </ul> <p><b>Conditional Uses</b></p> <ul style="list-style-type: none"> <li>• Public and quasi-public uses</li> <li>• Planned residential developments</li> <li>• Noncommercial meeting halls</li> <li>• Nursing homes</li> <li>• Home occupations</li> <li>• Recreational uses</li> </ul>
--	--	--

**Minimum Setbacks**

Principal
 Accessory

The diagram illustrates a rectangular lot with the following setbacks and buildable areas:

- Front Yard:** 25 ft. setback from the front boundary.
- Side Yard:** 10 ft. setback from both side boundaries.
- Rear Yard:** 3 ft. setback from the rear boundary.
- Principal Building (BUILDABLE AREA):** A large blue-shaded rectangle occupying most of the lot, with setbacks of 25 ft. front, 10 ft. sides, and 20% lot depth rear.
- Accessory Building (BUILDABLE AREA):** A smaller blue-shaded rectangle located in the rear yard, with setbacks of 3 ft. side and 3 ft. rear.