



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, October 12th, 2021 at 6:30 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 encourage. Virtual attendees interested in speaking must register on the City's website 24 hours prior to the meeting start time.

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

Staff present: Stephen Tremlett - MSA, Zoning Administrator, Brenda Ayers – City Clerk

4. The Pledge Of Allegiance

5. Public Input

None.

6. Approve Minutes from September 14th, 2021.

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

7. Consider recommendation to Council approving Extraterritorial Land Division for Parcel 0908-051-8000-9 in the Town of Dane.

Tremlett reviewed the staff memo, dated October 5, 2021. Stevenson asked about the reason for the split creating an "L" shape. Lee asked if additional lands surrounding this CSM are owned by the same owner. Tonn noted it's not pertinent to know intent as long as it meets requirements. Strasser agreed with Tonn. Motion by Larson, seconded by Groves Lloyd, to recommend approval to Council. Motion passed 7-0.

8. Review and discuss the City of Lodi Online Zoning Map.

Tremlett discussed the City of Lodi's new online zoning map site. Tonn and Strasser questioned if the parcel lines and aerial are the most up-to-date version. Tremlett thought the parcel lines were based on County update, but after further review realized this needs to be reviewed further with the GIS specialist. All agreed the aerial is the latest that is available through the ESRI service. Groves Lloyd stated the site is nice and more than she had expected from this application.

Strasser questioned why we would not keep all data accessible to the general public (covenants, construction plan sets through PUD zoning, etc.). Stevenson noted road construction is not a typical request for review by the general public, and is available should it be requested. Tonn noted that making this information accessible can create unattended conflicts. Stevenson asked for verification that development covenants are not administered by the City – rather it's done by the developer or homeowner's association. Tonn verified as much. Stevenson said if the City cannot administer the development covenants, he did not see the merit to include it publicly on the City's online zoning application. Detmer stated if the City maintains deeds/covenants that can and do change over time, it would be on the City to maintain the most up-to-date so there are is no confusion. Groves Lloyd suggested we launch it and see if becomes an issue. Groves Lloyd stated the intent of the application is to share zoning information and create a better record keeping system on zoning approvals. Tonn reinforced that password restricted access to the covenants and other construction documents provides the record keeping with the general public receiving better access to development/zoning requirements. Strasser stated it will take extra effort by the City to have to provide this data should it be requested vs. making it available to all. Tremlett asked if they would like to vote to decide a direction. Motion by Tonn, seconded by Stevenson, to maintain covenants and construction/engineering plan sets in a password protected version to

provide City access. Motion carried 5-1 with Strasser voting against and Larsen abstaining.

9. Discuss the City's Landmarks and Historic Preservation Ordinance and Commission Duties.

Tremlett discussed that Plan Commission is the acting Historic Preservation Commission and summarized the City's Historic Preservation Ordinance. Tremlett also noted the intent to hold a semi-annual discussion on historic preservation as part of the regularly scheduled Plan Commission meetings. Groves Lloyd asked about having a citizen member Historic Preservation group. Stevenson noted the City had a committee at one time. Larsen noted nothing was happening so the committee disbanded. Groves Lloyd would like to identify all the Carl C. Menes homes in the City. Tonn reinforced that Tremlett mentioned three possible initiatives for the Historic Preservation Commission: 1) have discussion during regularly scheduled Plan Commission meetings; 2) inventory and other good action steps that we could do if we receive grant monies to do it; and, 3) preservation efforts that would require winning competitive grants to be successful. Groves Lloyd noted next year is the 150th anniversary of becoming a Village and we should make effort to continue a public conversation about historic preservation. Tonn stated we should see if there is a grant that could support efforts in 2022 with it being our 150th anniversary. Larsen stated she would check to see if there are funds still available even in 2021. Strasser reinforced that we should be maintaining eligibility so the City could apply for grant opportunities.

10. 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 October 7, 2021.

11. Adjourn

Motion by Lee, seconded by Groves Lloyd, to adjourn. Motion passed 7-0, meeting adjourned at 7:31pm.

Drafted by:

Steve Tremlett, City Zoning Administrator