



PLEASE TAKE NOTICE that there will be a City of Lodi Plan Commission meeting held on Tuesday, February 9th, 2021 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 6:33pm.

2. Virtual Etiquette Announcement

3. 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, Brenda Ayers – City Clerk

4. The Pledge Of Allegiance

5. Public Input

None.

6. Approve Minutes from January 12, 2021.

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

7. Discussion on Lodi Comprehensive Plan Update.

Tremlett discussed updates to the Comp Plan based on feedback at previous meetings. Stevenson asked a clarifying question on the Comp Plan title, noting the usage of 2040. Tremlett stated the Comp Plan looks out twenty year, but it must be updated at least every ten years. No further discussion on needing to change the title.

Tremlett noted the change to Neighborhood Mixed Use's Policy 6 to discourage gas stations (per feedback at a previous review session) and asked if the Downtown Mixed Use's Policy 5 should also be changed to match that of Neighborhood Mixed Use's policy on the same topic. Some discussion about if there would be a market or space for another gas station in the downtown, or if an existing gas stations would rebuild in a new facility on another lot. Consensus was to keep the policy as written.

Larsen read the previous meeting's minutes regarding Neighborhood Mixed Use (NMU), asking how this future land use category fits to the former school property. Tremlett stated the existing Comp Plan was amended back in 2019 adding the NMU language and policies specifically for the former school property.

Strasser asked if the east side of Water Street between Pleasant Street and Lodi Street should be NMU based on existing uses, including the pop-up retail sales property. Tonn also noted there is a multi-unit residential building on this side of the street closest to the Veterans Memorial Park. All agreed to change the designation in this area to NMU to allow for the existing mix of uses.

Tonn questioned if some of the properties are designated as the proper future land use category based on the existing use and zoning of said properties. Tonn identified several properties that are either already zoned commercial or are developed with higher-density residential buildings that are identified as Neighborhood Residential (NR) future land use category. He is concerned that the NR designation contradicts the existing development rights (per current zoning/use). Tremlett noted that the future land use (FLU) categories are not specific to zoning, but are generalized land use. While the FLU categories identify potentially acceptable zoning districts, FLU is not zoning. Properties will not be rezoned based on the future land use. If a property owner request a rezone or lot division (split or combining), the FLU map and policies should guide decisions on application reviews. Tremlett added he can review the residential properties for areas where the general development is higher-density (above the 10 units per acre), but would like feedback on any properties currently zoned commercial that should be identified as such (vs. Neighborhood Residential). After further discussion, Tremlett suggested we include "existing commercial" in the description of Neighborhood Residential FLU district to acknowledge those properties that are being used for commercial within this FLU category. Consensus was to make this change.

Detmer questioned if we are showing enough new industrial land, as the majority of the industrial park is developed. He specifically asked about lands in the northeast along/near CTH J. Stevenson noted the Town of Lodi had interest in developing industrial in this area, but the cost to build the necessary infrastructure to support this use is a limiting factor. Strasser asked if lands north of CTH J and west of CTH 113 (shown as General Commercial and Urban Reserve) should be designated as Industrial. Consensus was to make this change.

Groves Lloyd stated the new Chapter 5 is fantastic, noting a lack of use of the existing Comp Plan as a Council member. Stevenson concurred that the existing Comp Plan had little use beyond Plan Commission. Larsen asked about the timelines in the Action Plan, noting she had only received this section that evening. Tremlett stated the timelines are general phasing for each action item to help in annual budgeting decisions and to identify priorities to implement the varying actions in the Plan.

8. Discuss and take possible action on resolution recommending adoption of the 2021 Comprehensive Plan by the Common Council.

Stevenson noted the draft resolution and asked if there is a motion. Detmer motioned, seconded by Groves Lloyd, to approve the resolution. Strasser asked if it would be beneficial to waiting a month to review the changes to the Plan per tonight's discussion. Consensus was to see the changes prior to sending it to Council. Motion to approve the resolution failed, 0-7.

Stevenson reiterated that Tremlett will make the modifications per tonight's discussion and Plan Commission will consider possible action on the resolution at next month's meeting.

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 read the January zoning administrator report, dated February 2nd, highlighting interest in building barndominiums in the City. Some discussion on how prevalent this type of development is and how the current code handles these types of development.

10. Adjourn

Motion by Groves Lloyd, seconded by Lee, to adjourn. Motion passed 7-0, meeting adjourned at 8:03pm.

Members: Mayor Groves Lloyd, Alders Stevenson (Chair), Tonn, Strasser, and
Citizens Detmer, Larsen, Lee

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.