

Appendix B

Community Indicators

The Community Indicators Report is a summary of current conditions and recent trends in the City of Lodi based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City. This report is included as an appendix to the Comprehensive Plan so that it may be easily updated from time to time as new data becomes available.

Note: Much of the data in this appendix is from the U.S. Census and the American Community Survey (ACS). While the Census attempts to take a snapshot of the total population at a point in time, the American Community Survey collects information from a sample of the total population; and therefore, is subject to error. The ACS provides consecutive estimates. Because the data is “smoothed out” over the time period, it is nearly impossible to pinpoint specific changes that may have occurred during the time period. Due to the fundamental differences in collection method, decennial Census data and ACS data cannot be directly compared with each other to draw conclusions about change over time. When analyzing ACS data, it is necessary to take the margin of error (MOE) into account. Due to small sample sizes the margin of error in ACS estimates is sometimes very high, indicating low reliability. To account for the margin of error, ACS estimates will be shown in this report as a range instead of one number.

1. Demographics

1.1 Population Trends

Between 1980 and 2010, the City of Lodi’s population grew by 1,091 or 36%. This growth rate exceeded the state (17%), the county (24%) and Sauk City (21%) during the same time period. Yet, some of the communities near Lodi saw even greater growth rates, including Town of Lodi (43%) and Villages of Prairie du Sac (46%) and Poynette (43%).

From 2010 to 2019, the population in the City has grown by 3.1%. This is higher than the growth rates in the Town of Lodi (2.3%), Villages of Sauk City (0.7%) and Poynette (0.0%), Columbia County (-0.1%) and Wisconsin (1.3%). Compared to the previous decade, the relatively low growth rates in Lodi and across the state since 2010 can be partially explained due to the Great Recession, which impacted most communities across the Nation. The growth rate prior to 2010 can partially be explained because Lodi experienced an influx of 247 residents in the year 2000, a 9.5% increase, which was attributed to a new housing development. Since then, Lodi has not experienced any large increases in population.

Table 1. Population Trends & Projections

	City of Lodi	Town of Lodi	Village of Sauk City	Village of Prairie du Sac	Village of Poynette	Columbia County	Wisconsin
1980	1,959	1,855	2,703	2,145	1,447	43,222	4,705,642
1990	2,093	1,913	3,019	2,546	1,662	45,088	4,891,769
2000	2,882	2,791	3,109	3,231	2,266	52,468	5,363,675
2010	3,050	3,273	3,410	3,972	2,528	56,833	5,686,986
Avg. 2013-2017	3,035-3,069	3,226-3,306	3,443-3,477	4,227-4,269	2,164-2,624	56,790	5,763,217
2020	3,335	3,690	3,715	4,545	2,790	61,410	6,005,080
2025	3,535	3,985	3,910	4,910	2,985	64,745	6,203,850
2030	3,710	4,245	4,060	5,245	3,145	67,455	6,375,910
2035	3,790	4,400	4,115	5,445	3,235	68,460	6,476,270
2040	3,805	4,485	4,115	5,570	3,270	68,450	6,491,635

Source: U.S. Census Bureau; 2013-2017 ACS Estimates; Wisconsin Dept. of Administration

Based on Wisconsin Department of Administration (WIDOA) data, the City’s 2040 population is projected to be 3,805, which is an increase of 24.8% since year 2010. This exceeds the average for the state (14.1%), county (20.4%), and the Village of Sauk City (20.7%). Lodi’s projected growth rate is lower than the Villages of Prairie du Sac (40.2%) and Poynette (29.4%), and the Town of Lodi (37.0%).

1.2 Age and Gender Distribution

According to 2013-2017 ACS estimates, the median age of the residents in Lodi was between 34.1 and 43.3 years, and a slightly higher percentage of the population was female compared to male. The 2013-2017 ACS estimate of the population age 17 and under was between 555 and 935 persons, or between 20.9 and 33.8 percent. This is a higher percentage than Columbia County (16.6-17.0%). According to 2013-2017 ACS estimates, the City population aged 65 or older was 226-414 persons, or 9.3-13.8% of the total population (See Table 2). This appears to be a decrease from the 2000 Census. For the same period, 16.4-16.6% percent of Columbia County was over age 65. In the future, the cohort of those aged 65 and older is expected to increase as baby boomers age.

Table 2. Age Profile

	2000		Avg. 2013-2017	
	Number	Percent	Number	Percent
Under 10	440	15.3%	212-556	12.7-12.9%
10-19 years	375	13.0%	354-754	16.9-21.6%
20-34 years	547	19.0%	194-748	11.8-16.7%
35-54 years	852	29.6%	577-1,323	29.6-35.2%
55-64 years	224	7.8%	218-518	11.6-13.3%
65-74 years	168	5.8%	12-213	0.7-4.8%
75-84 years	157	5.4%	72-256	4.4-5.7%
85 & Over	119	4.1%	1-89	0.1-2.0%
17 & Under	767	26.6%	555-935	20.9-33.8%
65 & Over	444	15.4%	226-414	9.3-13.8%
Totals	2,882	100%	1,640-4,467	100%

Source: 2000 Census, 2013-2017 ACS Estimates

2. Housing

2.1 Household Size

The City’s “persons per household” dropped from 2.50 in 1990 to 2.49 in 2010, which is an overall reduction of 0.3% (averages to a 0.02% decrease per year). This trend is consistent with national trends over the past several decades. Over the last 7 or 8 decades, the average household size in the United States has been on a steady downward trend. A wide range of factors is working to create an unprecedented change in the housing picture. The greying of America is a significant factor. More people are living longer and often without a spouse. Married couples are having fewer or no children. The number of singles (never married), while still a small fraction of the total population, is ever increasing.

From 1990 to 2010 the number of households in the City of Lodi grew by 52.8%, or 2.6% per year. From 2000 to 2010, a 7.3% increase in the number of households occurred in the City, or 0.7% per year. The increase from 2000 to 2010 in Lodi was lower than the increase seen in Columbia County (11.2%) during the same time period. As shown, the City of Lodi may see an increase of 420 households between 2010 and 2040.

Table 3. Household Size

	Number	Persons Per
1990	801	2.50
2000	1,141	2.53
2010	1,224	2.49
2019	1,301	2.42
2020*	1,384	2.41
2025*	1,484	2.39
2030*	1,573	2.38
2035*	1,624	2.37
2040*	1,644	2.36

Source: 1990, 2000, & 2010 Census, WI DOA Estimates & Projections

*Forecasted years (2020-2040) for persons per household assumes a 1.0% decline per decade

2.2 Number and Types of Housing

In 2000, there were 1,199 housing units in the City and in 2010 there were 1,272 units (Table 4). Those figures show an increase of 73 units (6.1% increase) from 2000 to 2010. That is an average of 7.3 housing units per year over that decade. The percentage change appears similar during the period from 2000 to 2017. During the same time period (2000 – 2010), Columbia County experienced a 15.2% increase in the total number of countywide housing units. This compares to a statewide total increase of 13.1% from 2000 to 2010.

Between the 2010 Census and 2013-2017 ACS estimates the City of Lodi added between zero and 195 housing units or a change of 0-15.3%. The margin of error on this measure is large, therefore it is difficult to draw conclusions from. Columbia County had a 0.8-1.6% increase and the State had a 1.7% increase in housing units during the same period.

Table 4. Housing Units

	City of Lodi	Columbia County	Wisconsin
2000	1,199	22,685	2,321,144
2010	1,272	26,137	2,624,358
Avg. 2013-2017	1,247-1,467	26,336-26,558	2,668,692
% Change 2000 to 2010	6.1%	15.2%	13.1%
% Change 2010 to 2017	0-15.3%	0.8-1.6%	1.7%

Source: 2000 Census, 2013-2017 ACS Estimates

Although single-family units dominate the City’s housing stock according to 2013-2017 ACS estimates, Lodi has a lower percentage of single-family units than the entire state, and a much lower percentage than the entire county (Table 6). Lodi has a higher percentage of three or four units (7.2-20.2%) than either Columbia County (3.3-4.5%) or the state (3.7%).

Table 6. Housing Units by Type

	2000	Avg. 2013-2017
1-unit, detached	61.4%	50.5-64.9%
1-unit, attached	4.2%	0.0-10.5%
2 units	12.4%	0.0-4.4%
3 or 4 units	7.1%	7.2-20.2%
5 to 9 units	7.8%	1.7-18.9%
10 to 19 units	4.1%	1.9-9.5%
20 or more units	2.1%	0.0-9.4%
Mobile home	0.9%	0.0-1.3%
Boat, RV, van, etc.	0.0%	0.0-1.3%

Source: 2000 Census, 2013-2017 ACS Estimates

From the perspective of consumer choice in the housing market, a good mix of housing options is important. If the housing stock is dominated by single-family units, there may be few options for retirees who are downsizing, young couples who are just getting started, and those unable to afford the high cost of single-family housing. In fact, there have been studies to show that many communities with relatively few rental opportunities have higher unemployment rates and/or more residents who are under-employed. This is especially true in those communities that are not within a reasonable commute of a larger employment center. In contrast to renters, homeowners cannot easily pick up and move if employment opportunities decline.

2.3 Occupancy and Tenure

The vacancy rate is an important measure of housing supply and demand. A typical healthy vacancy rate for homeowners is around 1-2%. This low number takes into account the fact that owners tend to continue living in homes that are on the market, and vacancy between owners is typically brief. Home vacancy that shows up in the vacancy statistic is typically due to circumstances such as job relocation or foreclosure.

A typical healthy vacancy rate for renters is around 5%. This number is typically higher than the homeowner vacancy rate because rental units are more likely to sit vacant between renters. A rental vacancy rate around 5% is an appropriate balance between supply and demand, with enough available units to offer renters choices and the ability to move in somewhere right away. If the rental vacancy rate falls, it is harder for renters to find units and easier for landlords to raise rents.

Table 7 shows the rental and ownership vacancy rates from the 2000 Census and 2013-2017 ACS estimates. These estimates suggest that the vacancy rate for owner-occupied units is relatively low and the vacancy rate for rentals is healthy, however the margin of error allows for the possibility that the actual rental vacancy rate might actually be high or low.

The percentage of renter occupied units in Lodi increased from 33.2% in 2000 to between 41.9% and 47.1% according to 2013-2017 ACS estimates. This reflects a decrease in home ownership of single-family houses, detached houses and condominiums.

Table 7. Unit Occupancy

	2000		Avg. 2013-2017	
	Number	Percent	Number	Percent
Owner Occupied	743	62.0%	614-818	52.9-58.1%
Renter Occupied	398	33.2%	443-727	41.9-47.1%
Vacant	58	4.8%	0-126	0.0-8.2%
Homeowner Vacancy Rate		1.6%		0.0-2.4%
Rental Vacancy Rate		5.7%		0.0-17.9%
TOTAL	1,199		1,057-1,545	

Source: 2000 Census, 2013-2017 ACS Estimates

2.4 Age of Housing

The age of a community’s housing stock is an important consideration. As the housing stock grows progressively older, more needs to be done to ensure it is well-maintained. For low- and moderate- income residents this is especially hard to achieve with limited resources. As more fully explained later in this chapter, there are state funds available to help low- and moderate-income residents pay for needed home maintenance and improvements.

When compared to all of Wisconsin, we see that the City’s housing stock has a higher percentage of older homes (Table 8). Between one-quarter and one-third of the housing units in the City are more than 80 years old. Since 2010 there has been limited new home construction within the City, County and State. A major contributor to the lack of home construction can be attributed to the Great Recession, which has impacted the entire nation since the late 2000s.

Table 8. Age of Housing Stock

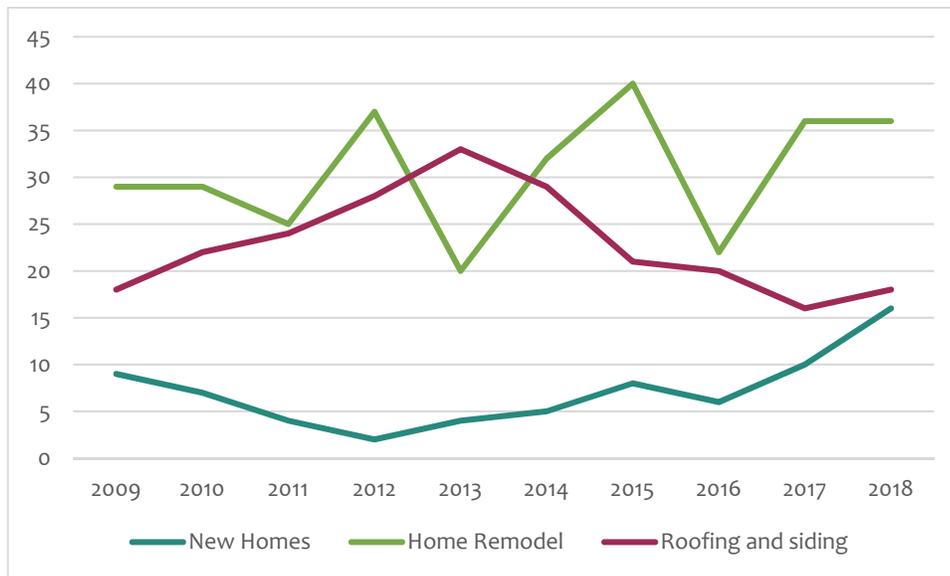
	City of Lodi	Columbia County	Wisconsin
Built 2014 or later	0.0-1.3%	0.2-0.3%	0.6%
Built 2010 to 2013	0.0-5.3%	0.3-0.8%	1.7%
Built 2000 to 2009	7.1-17.3%	13.9-15.9%	12.9%
Built 1990 to 1999	15.5-31.5%	15.4-17.8%	13.9%
Built 1980 to 1989	6.0-15.4%	8.3-10.3%	9.9%
Built 1970 to 1979	1.9-8.5%	13.7-15.9%	14.8%
Built 1960 to 1969	2.8-8.2%	7.0-8.2%	9.8%
Built 1950 to 1959	2.0-14.0%	5.6-7.2%	11.1%
Built 1940 to 1949	0.0-5.0%	3.3-4.5%	5.7%
Built 1939 or earlier	22.7-37.5%	23.6-26.0%	19.6%

Source: 2013-2017 ACS Estimates

2.5 New Housing Starts

New residential building permits decreased after the Great Recession and in 2012 started to increase again. In 2017 new housing permits surpassed the 2009 levels. Roofing and siding permits increased after the Great Recession and have generally been declining since 2013. Home remodels have varied year to year and have fluctuated between 20 and 40 from 2009 to 2018.

Figure 9. Residential Building Permits, 2009-2018

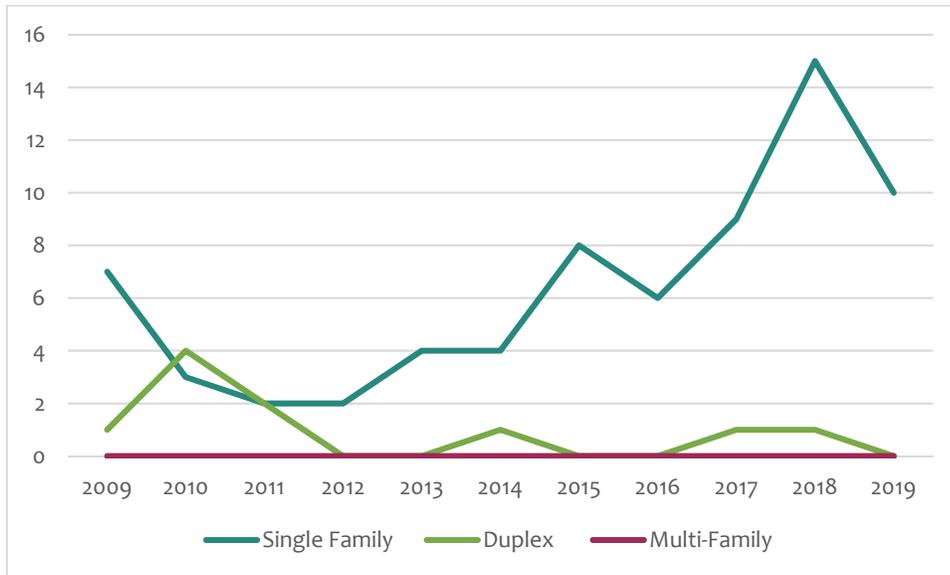


Source: City of Lodi Building Inspector

Figure 10 shows building permit data for new residential units only within the City of Lodi. Single family building permits declined during the Great Recession/recovery, and started to rise in 2013. In 2018 permits for single family homes were double what they were in 2009. Duplex units increased in 2010 and since 2012 and

2019 have fluctuated between zero and one permit per year. Multi-family building permits have been zero every year since 2010.

Figure 10. New Residential Unit Building Permits – By Unit Type, 2009-2018



Source: City of Lodi Building Inspector

2.6 Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Based on the rolling average between 2013 and 2017, between 2.0% and 30.4% of homeowners and 12.2% and 49.5% of renters exceeded the “affordable” threshold. While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses, homeowners in particular.

Table 11. Selected Monthly Owner Costs

	2000	Avg. 2013-2017
Less than 20 percent	44.8%	31.8-58.4%
20.0 to 24.9 percent	20.0%	14.2-37.8%
25.0 to 29.9 percent	13.2%	3.4-22.4%
30.0 to 34.9 percent	2.7%	2.0-18.2%
35 percent or more	19.3%	0.0-12.2%

Source: 2013-2017 ACS Estimates

Table 12. Gross Rent as a Percentage of Income

	2000	Avg. 2013-2017
Less than 20 percent	45.5%	7.1-46.1%
20.0 to 24.9 percent	17.5%	17.1-52.3%
25.0 to 29.9 percent	12.5%	1.9-15.1%
30.0 to 34.9 percent	8.9%	0.0-7.7%
35 percent or more	15.6%	12.2-41.8%

Source: 2013-2017 ACS Estimates

The median value of a home in the City is assumed to be between \$161,532 and \$197,068 (based on the rolling average from 2013-2017). According to 2013-2017 ACS Estimates, the median value of a home in Columbia County is between \$175,923 and \$184,277.

Table 13. Value (For Homes with Mortgages)

	2000	Avg. 2013-2017
Less than \$50,000	0.0%	0.8-11.4%
\$50,000 to \$99,999	20.9%	0.0-16.2%
\$100,000 to \$149,999	48.4%	1.7-15.9%
\$150,000 to \$199,999	21.8%	28.4-49.0%
\$200,000 to \$299,999	8.0%	17.5-40.3%
\$300,000 to \$499,999	0.9%	2.5-17.1%
\$500,000 or more	0.0%	0.0-4.8%
Median Value	\$129,700	\$161,532-\$197,068

Source: 2013-2017 ACS Estimates

According to 2013-2017 ACS estimates, gross rent in the City is assumed to be between \$652 and \$850 and between \$736 and \$798.

Table 14. Gross Rent

	2000	Avg. 2013-2017
Less than \$500	30.3%	4.1-22.7%
\$500 to \$999	60.6%	53.5-81.9%
\$1,000 to \$1,499	9.0%	5.0-25.0%
\$1,500 or more	0.0%	0.0-18.3%
No Cash Rent	0.0%	0.0%
Median Rent	\$613	\$652-\$850

Source: 2013-2017 ACS Estimates

2.7 Housing for Special Populations

In addition to typical housing units, the City should also consider the housing needs of special populations, including the elderly and those needing supportive services. According to the Department of Health and Family Services, between 2015 and 2040, the population ages 65 and older in Wisconsin will grow by

640,000 people, an increase of 72%. Specifically in Columbia County, the percentages of individuals over age 65 by 2040 is projected to be around 25%. This population is going to create additional demand for long-term care and special housing.

Table 15 lists the various types of special housing and provides a short description of each. The following sections talk about these housing types in more detail and the extent to which they are available in and around the City.

Table 16. Types of Special Housing in Columbia County, 2019

	General Description	City of Lodi		Columbia County	
		Facilities	“Beds”	Facilities	“Beds”
Nursing home	A nursing home is a facility providing 24-hour services, including room and board, to 3 or more unrelated persons, who require more than 7 hours a week of nursing care.	1	50	5	368
Adult family home (AFH)	An AFH is an assisted living facility where up to four adults who are not related to the operator reside and receive care, treatment or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident. While AFHs serve a wide range of clients, the three largest groups are those with disabilities, those with mental illness and those with physical disabilities. Counties certify AFHs with one and two beds and the state certifies those with three to four beds.	1	4	13	52
Community based residential facility (CBRF)	A CBRF is an assisted living facility where five or more adults, who are not related to the operator or administrator, and who receive care above intermediate level nursing care, reside and receive care, treatment of services that are above the level of room and board, but includes no more than three hours of nursing care per week per resident. The elderly make up the largest group served by CBRFs followed by those with Alzheimers/irreversible dementia.	2	40	22	417
Residential care apartment complex (RCAC)	A RCAC is an assisted living facility where five or more adults reside in individual apartment units and where not more 28 hours per week of supportive services, personal assistance, and nursing services. RCACs are often part of another facility such as a nursing home or CBRF.	0	0	3	136

Source: Wisconsin Department of Health Services

2.8 State and Federal Housing Programs

The Wisconsin Department of Administration and Wisconsin Housing and Economic Development Authority (WHEDA) are the two principal state agencies involved in housing. Each administers a number of housing programs as described below. It should be noted that the following information is intended to generally describe the programs and that specific requirements should be obtained from the appropriate agency.

Wisconsin Department of Administration

- ❖ **Community Development Block Grant-Small Cities Housing (CDBG)** CDBG funds may be used for various housing revitalization efforts. Any Wisconsin city, village or town with a population of less than 50,000 and not eligible for a direct federal CDBG grant, or any county not defined as "urban" by the U.S. Department of Housing and Urban Development (HUD), may apply.
- ❖ **Community Development Block Grant-Emergency Assistance Program (CDBG-EAP)** This is a special program to assist local units of government address housing needs which occur as a direct result of a natural or man-made disaster.
- ❖ **EHH Program** This program consists of the Emergency Solutions Grant (ESG), Housing Assistance Program (HAP), and Homeless Prevention Program (HPP). There is one application for all programs. The ESG Grant is federally administered by HUD and can be used for rapid re-housing, homelessness prevention, emergency shelter, street outreach, Homeless Management Information Systems (HMIS) and administrative costs. The HPP program is a state program that can be used for rapid re-housing, homelessness prevention and administrative costs. The HAP Program is a state program that can be used for housing, support services and administrative costs to facilitate the movement of homeless individuals and families to independent living.
- ❖ **Interest Bearing Real Estate Trust Account Program (IBRETA)** Proceeds from this trust account are used to make grants to organizations that provide shelter or services to homeless individuals or families.
- ❖ **HOME Homebuyer and Rehabilitation Program (HHR)** This program is funded by HUD and administered by the DOA. Funds are awarded to local units of government and local housing organizations through a biennial funding cycle. The program is designed to provide funding for homebuyer assistance and owner-occupied rehabilitation.
- ❖ **Neighborhood Stabilization Program** This program is funded by HUD and administered by DOA. It provides assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. Activities must be CDBG-eligible and must meet the CDBG low-moderate-middle income national objective.
- ❖ **Housing Cost Reduction Initiative Program** This is a state funded program that awards funds on a biennial funding cycle for acquisition of housing (downpayment, closing costs, gap financing assistance) and foreclosure prevention (payments to cover mortgage, property tax, principal, interest, and/or arrearages).
- ❖ **Rental Housing Development (RHD)** This program is funded by HUD and administered by DOA. Funds are to be used to develop affordable rental housing. Funds must serve households at or below 60% of the County Median Income (CMI).

Wisconsin Housing and Economic Development Authority

The Wisconsin Housing and Economic Development Authority (WHEDA) serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing through a number of programs as described below.

- ❖ **Low Income Housing Tax Credit** Established by the Tax Reform Act of 1986, the Low Income Housing Tax Credit Program (LIHTC) authorizes a federal tax incentive (4% or 9%) for the construction or rehabilitation of rental units occupied by low-income households. The Wisconsin Housing and Economic Development Authority (WHEDA) is the state's housing credit agency responsible for allocating the tax credits to private and public developers of projects chosen in application cycles.

Often combined with other public or private sources of financing, the LIHTC program acts as a major catalyst for creation of rental units for low-income residents. New construction is most common, but LIHTC is also used for acquisition and rehabilitation of existing units including the adaptive reuse of historic buildings. WHEDA also administers a Wisconsin Low Income Tax Credit (LIHTC) program that is separate from the federal program. The State's program includes a 4% tax credit available for acquisition, new construction and rehabilitation projects.

- ❖ **WHEDA Homebuyer Program** This program helps homebuyers with a number of mortgage and down payment assistance programs. More information is available on WHEDA's website: <https://www.wheda.com/Home-Buyers/Available-Programs/>.

In Columbia County, WHEDA has financed and/or monitors 32 buildings containing 620 units. About 70 percent of the units are for the elderly. One of these buildings is located in Lodi and includes 24 units for the elderly.

Other Programs

- ❖ **Section 8 Housing** Authorized by Congress in 1974 and developed by the federal Department of Housing & Urban Development (HUD), Section 8 provides rental subsidies to eligible households. This program is administered locally outside the City of Lodi by the Central Wisconsin Community Action Council.
- ❖ **Historic Homes Tax Credit** The Wisconsin Historical Society administers this program which offers a 25% Wisconsin income tax credit for homeowners who rehabilitate historic residences. To qualify for the program a homeowner must spend at least \$10,000 on eligible improvements within a two year period. The residence must also be listed in the National or State Register of Historic Places, contribute to a National or State Registered Historic District or be determined to be eligible by the State Historic Preservation Office.

Local Housing Efforts

The Central Wisconsin Community Action Council serves Adams, Columbia, Dodge, Juneau, and Sauk Counties. It provides a variety of services related to housing assistance. Programs include weatherization and energy assistance, Section 8-voucher program, home buyer and renovation assistance, short-term rental subsidies, and transitional housing.

Renewal Unlimited, a non-profit organization serving Adams, Columbia, Juneau, and Sauk counties, provides four housing related programs:

- ❖ **Tenant Based Rental Assistance Program** Provides housing opportunities for households that earn no more than 80% of County Median Income (CMI).
- ❖ **HOME Homebuyer and Housing Cost Reduction Initiative** Assists low to moderate income families with the purchase and/or rehabilitation of a home.
- ❖ **Homeless Prevention Program** Provides assistance to low to moderate income families who fall under 50% of the CMI with rental arrearages and utility costs.
- ❖ **Rapid Re-Housing Program** Provides assistance to low to moderate income families who fall under 50% of the CMI with rental costs and utility costs to secure permanent housing and to assist the household in maintaining stability. It is designed to provide assistance to move individuals and families out of homelessness.

3. Mobility & Transportation

3.1 Road Network

Categories

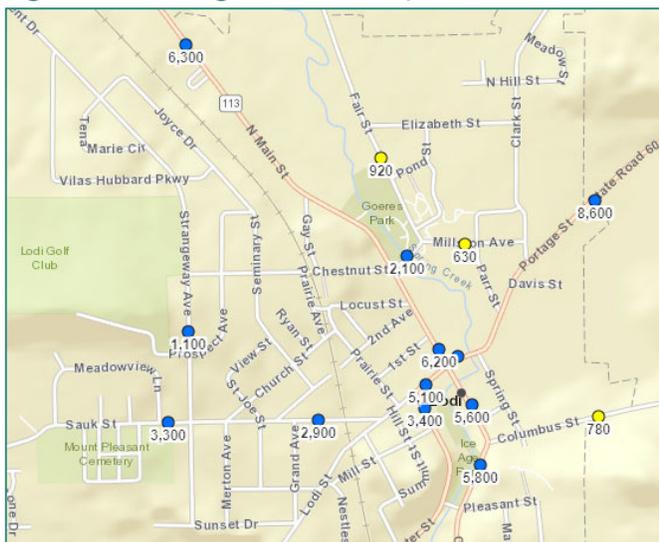
To help for current and future traffic conditions, it is useful to categorize roads based on their primary function. Arterials accommodate the movement of vehicles, while local streets provide the land access function. Collectors serve both local and through traffic by providing a connection between arterials and local roads. The Transportation Map (see **Appendix D**) shows the various roads in the City and how they are classified according to the Department of Transportation (DOT).

- ❖ **Minor Arterials:** State Highway 60/Water Street, State Highway 113/Corner Street south of Lodi Street/Portage Street
- ❖ **Major Collectors:** State Highway 113 north of Lodi Street/Portage Street
- ❖ **Minor Collectors:** Columbus Street, County Highway J
- ❖ **Local Streets:** All other public roads in the City that are not classified by the DOT are considered to be local roads.

Existing Traffic Volume Counts

As a part of the statewide system, the Wisconsin Department of Transportation (WisDOT) monitors traffic flow at selected locations on a three-year cycle and counts are accessible via WisDOT’s TCMAP web application. Traffic volumes are reported as Average Annual Daily Traffic (AADT) counts. Traffic counts vary widely throughout the City, with average daily counts¹ ranging from 3,500 to 8,600 on roads classified as minor arterials and 2,000 to 6,300 on major collectors. Local roads and minor collectors that were surveyed accommodated average annual daily traffic volumes no more than 3,300 trips per day (Figure 17).

Figure 17. Average Annual Daily Traffic Volumes in Lodi (2011-2017)



Trucking

Trucks handle almost 90% of all freight tonnage shipped from Wisconsin, serving businesses and industries of all sizes and in all parts of the state. The state has an 115,000 mile network of public roads, including 876 miles of Interstate freeways and 10,869 miles of state and US-marked highways. The two officially designated truck routes² in the City of Lodi are State Highway 60, extending east from the City to Interstate 94 (see figure 18) and State Highway 113 traveling north from the City.

Figure 18. Trucking Routes in Lodi (2017)



Source: <https://wisconsin.gov/Documents/dmv/shared/ltr-sw.pdf>

3.2 Transportation

Air Transportation

Airports, aviation and aviation-related industries play a significant role in the economic success of many Wisconsin communities. The City of Lodi is relatively close to a number of airports (Table 19):

Table 19. Airports in the Lodi Area

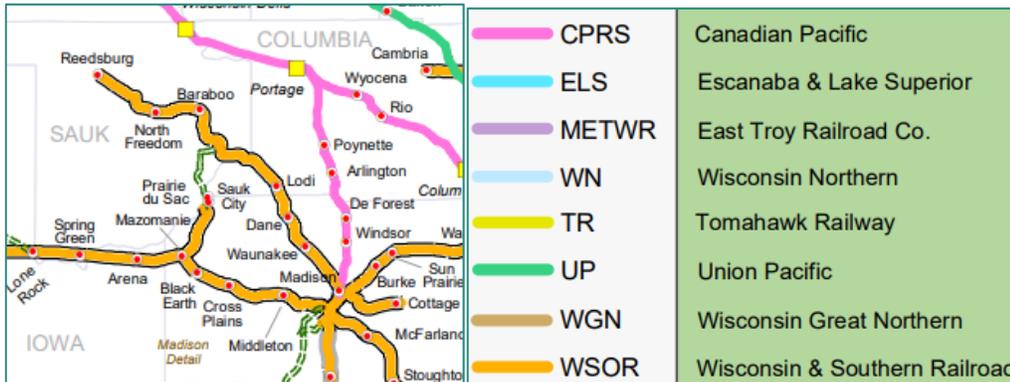
Airport	Location	Distance to Lodi (miles)	Classification
Dane County Regional	Madison	30	Air Carrier/Air Cargo
Baraboo-Wisconsin Dells	Baraboo	35	Transport/Corporate
Portage Municipal	Portage	23	General Utility
Sauk Prairie	Prairie du Sac	17	Basic Utility
Lakeland Airport	Town of Lodi	2	General Utility

Railroad Facilities

With an increase in rail efficiency and truck-rail intermodal trends, traffic on Wisconsin railroads has increased in recent years and, according to the Wisconsin Department of Transportation, is forecasted to see continued growth in the future.

There is one railroad line that passes through the central and northwest areas of the City as it runs from Madison to Baraboo (Figure 20). Several rail lines converge in the Madison area, most are owned by Wisconsin & Southern Railroad. Other lines in the area are owned by Canadian Pacific Railway, including one that runs through Portage to Madison.

Figure 20. Railroad Facilities in Lodi and the Surrounding Region



Source: <https://wisconsin.gov/Documents/dmv/shared/ltr-sw.pdf>

Bicycle and Pedestrian Facilities

Bicycle and pedestrian facilities play an important role in moving people within a community for purposes of necessity and/or pleasure. These types of mobility are often overlooked yet many individuals choose these modes for their primary transportation.

Improvements to bicycle/pedestrian facilities typically occur in conjunction with road projects and road improvement schedules are tied to local, county, and state capital improvement budgets.

Pedestrian facilities include the Ice Age Trail, a foot trail tracing glacial formations across Wisconsin. The Ice Age Trail is part of a unique family of national scenic trails whose members include the Appalachian Trail and Pacific Crest Trail. When completed, the trail will wind approximately 1,200 miles through 31 of Wisconsin's 72 counties extending from Potawatomi State Park in Door County to Interstate Park in Polk County. The Trail is also a Wisconsin State Scenic Trail. The Ice Age Trail is administered by a partnership of the National Park Service, the Wisconsin Department of Natural Resources, and the Ice Age Trail Alliance. Currently about 600 miles of trail are open for public use. Local communities are encouraged to preserve rights-of-way for future trail segments. The Ice Age Trail travels through the City, and the central business district, as well as through surrounding rural areas (**See Appendix D**).

The State has also adopted several pedestrian and bicycle transportation plans:

- ❖ Wisconsin Bicycle Transportation Plan 2020
- ❖ Wisconsin Pedestrian Policy Plan 2020
- ❖ Connections 2030: Wisconsin's Long-Range Transportation Plan

Snowmobile Trails

Wisconsin snowmobilers are proud of the statewide trail system that ranks among the best in the nation. This trail system would not be possible without the generosity of the thousands of landowners around the state,

as 70 percent of all trails are on private land. Trails are established through annual agreements and/or easements granted by these private property owners to the various snowmobile clubs and county alliances throughout the state.

The Columbia County Snowmobile Trail travels around the City of Lodi, crossing Highway 113 between Okee and Lodi on the north and between Dane and Lodi on the south.

Mass Transit

Paratransit services provide transportation for those people whose needs are not met by traditional transit options. Paratransit service is required by the Americans with Disabilities Act (ADA) as a supplement to any fixed route public transportation system. Typically, paratransit is provided on an as needed basis, rather than a scheduled route. Eligibility to use paratransit services requires that an individual be unable to use the existing transit service. Since there is no mass transit system in Lodi, paratransit service is not required. Also, the State Van Pool is available for commuters to Madison.

Review of Existing Transportation Plans

There are a number of statewide transportation planning efforts that will have a bearing on the presence or absence of transportation facilities and services in the region. Most of these efforts developed umbrella policy documents that provide general goals and policies covering the state. The following section provides a brief overview of the plans that have been completed or that are in a draft phase and how they might affect area residents and Lodi's Comprehensive Plan.

- ❖ **Connections 2030** – Wisconsin Department of Transportation. This plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit. Within the plan, Lodi is part of the Badger State Corridor. The only specific project in Lodi was the reconstruction of WIS 60 in downtown Lodi.
- ❖ **Wisconsin State Airport System Plan 2030** – Wisconsin Department of Transportation. This plan builds off the policies and issues identified in Connections 2030. The plan describes a system of 98 public-use airports and a list of potential projects.
- ❖ **Six Year Highway Program** – Wisconsin Department of Transportation. The program identifies projects by county and project limits. This list provides projects to be completed between 2018 and 2023. The City of Lodi will be impacted by one major project during this time frame: resurfacing of WIS60 between 2021 and 2023.

3.3 Funding

WisDOT administers a number of programs to defray the cost of enhancements to local transportation systems. Eligibility options may increase through coordination due to population thresholds associated with some programs. In addition, cost savings and a more seamless transportation network between and around communities may be realized as a result of joint efforts. A complete list of programs is available at www.wisconsindot.gov and should be consulted to understand the full array of programming.

- ❖ **Transportation Alternatives Program (TAP):** The program requires a local match of 20 percent. Projects that meet eligibility criteria for the Safe Routes to School Program, Transportation Enhancements, and/or the Bicycle & Pedestrian Facilities Program are eligible TAP projects.

- ❖ **State Urban Mass Transit Operating Assistance Program:** This program provides funds for eligible project costs to public bus and shared-ride taxi programs. Eligible public transportation services include transport by bus, shared-ride taxicab, rail or other conveyance, either publicly or privately-owned, that provides general or special service on a regular and continuing basis. Local units of government are eligible to apply.
- ❖ **Multimodal Local Supplement (MLS):** The program pays up to 90% of total eligible costs. Funding is available for projects related to roads, bridges, transit vehicle purchase and facility projects, bicycle and pedestrian accommodations, railroads and harbors.

4. Economic Development

Existing Conditions

Lodi offers a diverse variety of employment opportunities, and there are a number of relatively large employers located within the City. However, there is also a large portion of the City’s working population that commutes to locations outside of Lodi, including those who commute to jobs in nearby Dane County. A large percentage of the working population is employed in the educational, health, and social services field, and in professional and managerial type occupations. These characteristics have led to a high level of income in the City.

4.1 Major Employers

The City’s largest employers are the Evangelical Lutheran Good Samaritan Center, Alkar Rapid Pak Inc., and Lodi Canning Co. Table 21 is a list of all of the business with 50 employees or more in the City of Lodi.

Table 21. Major Employers in Lodi

Establishment	Description	# of Employees
Alkar Division	Packaging Machinery - Manufacturing	250-499
Alkar Engineering	Packaging Machinery - Manufacturing	250-499
Lodi Canning Co.	Canning Equipment & Supplies	100-249
Good Samaritan Society	Nursing Care Facilities	100-249
Biology Based Pharmaceuticals	Pharmaceutical Products	50-99
Lodi Veterinary Care	Veterinarians	50-99
Lodi Primary School	Schools	50-99
Lodi Middle School	Schools	50-99
Lodi High School	Schools	50-99
Fitz's on the Lake	Restaurants	50-99
Hillestad Heating-Cooling	Plumbing, Heating & Air Conditioning	50-99

Source: jobcenterofwisconsin.com

Although these employers provide a number of jobs within the City, many Lodi residents commute to outlying areas for employment. The City’s proximity to Dane County and the Madison metropolitan area allows this commuting pattern. Between 76 and 88 percent of workers 16 years and over drove alone, and the mean travel time to work was 21.9-27.7 minutes according to 2013-2017 ACS Estimates. This is roughly the amount of time it takes to travel from Lodi to the Madison area.

The following chart shows employment by industry (Table 22). It is a summary of the employment of City and County residents by industry. Educational, health, and social services is the largest employment category of City, County and State residents. Although they are minor industries in Lodi, Ag/Forestry/Mining and Transportation, Warehousing and Utilities, and Other Services (e.g. repairs, laundry services, religious organizations) employs a smaller percentage of residents than either county or the state.

Table 22. Employment by Industry

	City of Lodi		Columbia County	
	2000	Avg. 2013-2017	2000	Avg. 2013-2017
Ag/Forestry/Mining	2.2%	0.0-1.9%	4.7%	2.7-3.7%
Construction	7.2%	1.9-9.1%	8.3%	7.3-8.9%
Manufacturing	17.9%	11.3-22.1%	21.4%	16.9-18.9%
Wholesale Trade	3.2%	0.0-3.0%	3.6%	2.1-2.7%
Retail Trade	13.5%	6.3-15.5%	11.3%	9.7-11.3%
Transp, Warehousing, Utilities	2.5%	0.0-4.3%	4.9%	4.6-5.6%
Information	1.0%	0.0-3.3%	2.0%	1.2-2.0%
Real Estate, Finance	10.0%	4.1-11.5%	5.4%	5.0-6.4%
Prof, Scientific, Admin	6.6%	1.9-10.7%	5.5%	6.2-7.8%
Education, Health, Social	24.1%	18.6-36.0%	17.3%	18.9-21.1%
Arts, Entertainment	4.7%	4.9-17.1%	6.8%	8.4-10.0%
Other Services	2.4%	0.0-2.3%	3.3%	3.1-4.3%
Public administration	4.7%	3.3-12.3%	5.4%	5.2-6.2%

Source: 2013-2017 ACS Estimates

Dept. of Workforce Development has projected employment growth by industry. A summary of the fastest growing industries is provided in Table 23. Table 24 is a summary of the occupations that are expected to add the most new jobs to the South Central economy through 2024. As Lodi is considering future land uses, consideration should be given to the industries and occupations that will be growing fastest and adding the largest number of jobs. The Information and Construction industries are projected to grow the fastest in the south-central region and the largest number of jobs that will be added are in the following occupations: computer and mathematical; food preparation and serving; personal care and service; and sales.

Table 23. South Central Workforce Development Area Industry Projections, 2014-2024

Industry	2014 Employment	Projected 2024 Employment	Percent Change
Information	14,696	19,786	35%
Construction	18,924	21,696	15%
Leisure and Hospitality	45,259	50,418	11%
Professional and Business Services	54,617	60,826	11%
Self-Employed and Unpaid Family Workers	27,128	29,701	9%
Education and Health Services	130,684	141,557	8%
Financial Activities	26,566	28,495	7%
Other Services	27,695	29,498	7%
Trade, Transportation & Utilities	78,055	81,252	4%
Manufacturing	54,210	55,848	3%
Natural Resources	13,692	14,038	3%
Public Administration	40,651	40,989	1%

Source: WI DWD 2017 Economic And Workforce Profile - Columbia County
https://jobcenterofwisconsin.com/wisconomy/wits_info/downloads/CP/columbia_profile.pdf

Note: The South-Central Region includes Columbia, Dane, Dodge, Jefferson, Marquette and Sauk Counties

Table 24. South Central Workforce Development Area Occupation Projections, 2014-2024

Occupations	2014 Employment	Projected 2024 Employment	New Jobs	Percent Change
Computer and Mathematical	21,946	27,714	5,768	26%
Food Preparation and Serving	37,486	42,029	4,543	12%
Personal Care and Service	20,540	25,071	4,531	22%
Sales and Related	20,540	25,071	4,531	22%
Business and Financial	33,629	37,069	3,440	10%
Management	36,782	39,698	2,916	8%
Healthcare Practitioners	27,633	29,700	2,067	7%
Healthcare Support	11,273	13,333	2,060	18%
Transportation and Material Moving	28,612	30,617	2,005	7%
Construction and Extraction	18,768	20,746	1,978	11%
Education, Training and Library	45,980	47,604	1,624	4%

Installation, Maintenance, Repair	16,811	18,170	1,359	8%
Building & Grounds Maintenance	18,161	19,222	1,061	6%
Architecture and Engineering	10,118	11,116	998	10%
Production	39,384	40,278	894	2%
Office and Administrative Support	72,798	73,608	810	1%
Life, Physical and Social Science	7,876	8,514	638	8%
Community and Social Science	7,876	8,514	638	8%
Arts, Entertainment and Media	10,806	11,323	517	5%
Protective Service	9,625	9,884	259	3%
Legal	3,497	3,651	154	4%
Farming, Fishing and Forestry	8,211	8,266	55	1%

Source: WI DWD 2017 Economic And Workforce Profile - Columbia County

(https://jobcenterofwisconsin.com/wisconomy/wits_info/downloads/CP/columbia_profile.pdf)

Note: The South-Central Region includes Columbia, Dane, Dodge, Jefferson, Marquette and Sauk Counties

To the extent possible, the projections take into account anticipated changes in South Central Wisconsin's economy from 2014 to 2024. It is important to note that unanticipated events may affect the accuracy of these projections.

Lodi has a labor force of between 2,163 and 2,387 people, many of them work at jobs located in the City or commute to other locations throughout the region. Table 25 provides an overview of Lodi's labor force relative to Columbia County. Both the City of Lodi and Columbia County have a lower unemployment rate and a higher percentage of population in the labor force than the statewide average.

Table 25. Employment and Unemployment

	City of Lodi	Columbia County
In Labor Force (2000)	69.0%	69.5%
Unemployment Rate	2.4%	2.4%
2013-2017 ACS Estimates		
In Labor Force (avg. 2013-2017)	67.6-81.8%	67.5-69.5%
Unemployment Rate	0.0-2.0%	3.3-4.3%

Source: 2000 Census, 2013-2017 ACS Estimates

The labor force in Columbia County is employed in more natural resources and construction occupations when compared to the labor force in the State of Wisconsin. Fewer Columbia County labor force participants are employed in management, professional and related occupations as compared to the State. The margin of error on the 2013-2017 ACS estimates for occupations within the City are too high to draw useful conclusions from. Table 26 is a summary of occupations engaged in by the labor force in Lodi, Columbia County, and the State.

Table 26. Occupation

	City of Lodi		Columbia County	
	2000	Avg. 2013-2017	2000	Avg. 2013-2017
Mgmt, Prof, & Related	33.6%	26.7-44.3%	28.2%	31.1-34.1%
Service	13.6%	14.0-33.4%	13.3%	14.5-16.9%
Sales and Office	26.1%	14.1-30.1%	24.9%	21.7-24.3%
Natural Res, Construction	11.5%	2.9-9.9%	12.7%	10.7-12.5%
Prod, Trans, & Mat. Moving	15.3%	7.2-17.4%	20.8%	16.1-18.1%

Source: 2000 Census, 2013-2017 ACS Estimates

4.2 Education

Educational attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. Table 27 is a summary of educational attainment relative to Columbia County and the state. In the year 2000, approximately 90% of City of Lodi residents 25 years or older had at least a high school diploma, which is higher than Columbia County (86%) and the State as a whole (85%). Looking at higher education, 15% of residents obtained a bachelor's degree which is higher than the County (12%) and the State (15%). More recent data from the American Community Survey (2013-2017) suggests that City residents have continued to outpace the County and State in having at least a high school diploma. The percentage of people with an Associate Degree (12.1-22.5%), Bachelor's Degree (16.2-28.0%), or Graduate Prof. Degree (7.4-17.0%) in Lodi continues to outpace the County according to 2013-2017 ACS Estimates.

Table 27. Educational Attainment

		2000	Avg. 2013-2017
City of Lodi	HS Grad	36.9%	13.8-25.8%
	Some College	21.4%	17.1-27.3%
	Associate Degree	11.1%	12.1-22.5%
	Bachelor's Degree	14.8%	16.2-28.0%
	Graduate/Prof. Degree	5.9%	7.4-17.0%
	High School Grad or Higher	90.0%	90.5-96.7%
Columbia County	HS Grad	39.7%	33.6-36.0%
	Some College	21.7%	22.0-24.0%
	Associate Degree	8.0%	11.7-13.1%
	Bachelor's Degree	11.5%	15.1-16.9%
	Graduate/Prof. Degree	5.3%	5.9-7.3%
	High School Grad or Higher	86.2%	92.2-93.4%
WI	HS Grad	34.6%	31.3%

Some College	20.6%	20.9%
Associate Degree	7.5%	10.5%
Bachelor's Degree	15.3%	19.2%
Graduate/Prof. Degree	7.2%	9.9%
High School Grad or Higher	85.1%	91.7%

Source: 2000 Census, 2013-2017 ACS Estimates

4.3 Household Income Levels

In 2000, the City of Lodi's per capita, median family and household income levels were higher than the County and State's income levels. More recent data from the 2013-2017 ACS estimates suggests that income levels have increased in all geographies since then. Current median household income in Lodi is \$63,881-\$72,721, which is similar to, or higher than median household income in the County (\$61,774-\$64,812), and higher than the same measure within the State (\$56,546-\$56,972). Income has a significant impact on the affordability of housing within the community. While the household income of the top 5% of US households has more than doubled in the past 50 years, middle income households have only seen about a 10% increase in that period. Meanwhile, inflation-adjusted housing costs have risen roughly 50% for rental housing and 70% for home ownership in that period.

The ACS data also suggests the number of persons below the poverty level has increased in all geographies from 2000 to present with Lodi at 0.6-11.0%. The poverty level is lower in the City and the County (7.4-9.2%) as compared to the State (12.1-12.5%).

Table 28. Income Trends

		2000	Avg. 2013-2017
City of Lodi	Per Capita	\$23,546	\$28,396-\$35,378
	Median Family	\$57,763	\$56,700-\$95,030
	Median Household	\$51,357	\$63,881-\$72,721
	Individuals Below Poverty	2.7%	0.6-11.0%
Columbia County	Per Capita	\$21,014	\$30,624-\$31,956
	Median Family	\$52,540	\$74,665-\$79,359
	Median Household	\$45,064	\$61,774-\$64,812
	Individuals Below Poverty	5.2%	7.4-9.2%
Wisconsin	Per Capita	\$21,271	\$30,426-\$30,688
	Median Family	\$52,911	\$72,250-\$72,834
	Median Household	\$43,791	\$56,546-\$56,972
	Individuals Below Poverty	8.7%	12.1-12.5%

Source: 2000 Census, 2013-2017 ACS Estimates

4.4 Environmentally Contaminated Sites

By definition, brownfields are abandoned, idle or underused industrial or commercial facilities, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.

When economic development is hampered by costs associated with removing remnants of prior uses, including demolishing buildings and cleaning up environmental contamination, this property can be identified as a “brownfield.” The suspicion of contamination is often enough to send developers looking elsewhere. Identifying properties where this dynamic is occurring and removing the obstacles to development should be a top priority of local municipalities.

Within the City of Lodi there are 16 closed sites. Closed sites include environmental repair program and leaking underground storage tank sites where contamination affected soil, groundwater or other media, but the DNR determined that no further remedial action as required. There is currently one open site within the City – the Murphy Property. This property is located on Corner Street and was at one time a drycleaner.

4.5 County, Regional and State Programs

The Columbia County Economic Development Corporation is a non-profit corporation established in 1992 to coordinate economic development throughout Columbia County, Wisconsin. The corporation is funded by the Columbia County Board and participating municipalities on a per capita basis.

Since its creation, the Columbia County Economic Development Corporation has been involved in a number of successful economic development efforts aimed at improving the quality of life in Columbia County.

CCEDC Revolving Loan Fund

Through its participation in the United States Department of Agriculture (USDA) Revolving Loan Fund program, the Columbia County Economic Development Corporation (CCEDC) has capitalized a Revolving Loan Fund (RLF). This fund is designated to make direct business loans on a companion basis with other financing sources (public sector loans, governmental loans/grants, equity, etc.).

Columbia County Revolving Loan Fund

The Columbia County Revolving Loan Fund (RLF) is a flexible source of supplemental financing for businesses expanding or locating to Columbia County. Since its inception in 1986, the RLF has loaned almost \$5.7 million to 30 Columbia County businesses.

Impact Seven, Inc.

A private nonprofit community development corporation dedicated to increasing the economic opportunity of Wisconsin people and prosperity to Wisconsin Communities. Provides business financing and technical assistance, develops and finances affordable housing, and assists communities with organizing, planning and fostering economic development.

Wisconsin Economic Development Corporation (WEDC)

The Wisconsin Economic Development Corporation (WEDC) leads economic development efforts for the state by providing resources, operational support and financial assistance to companies, partners and communities in Wisconsin. As of 2019, the list of current programs include, but are not limited to the following (visit www.inwisconsin.com to learn more):

- ❖ Wisconsin Fast Forward Grants;
- ❖ Wisconsin Manufacturing and Agricultural Credit;
- ❖ Wisconsin Housing and Economic Development Authority (WHEDA) Programs;
- ❖ Minority Business Development Revolving Loan Fund;
- ❖ Industrial Revenue Bond;
- ❖ Workforce Training Grants;
- ❖ WWBIC Business Lending and Training;
- ❖ Brownfield Grants; and,
- ❖ Small Business Administration Loans.

Wisconsin Department of Administration

The Wisconsin Department of Administration (DOA) administers several economic development programs:

- ❖ **CDBG-Emergency Assistance Program** can help local governments address emergency housing, public facility, infrastructure, and business assistance needs that occur as a result of natural or manmade disasters.
- ❖ **CDBG-Public Facilities for Economic Development Program** can assist communities that want to expand or upgrade their infrastructure to accommodate businesses that will create new jobs.
- ❖ **CDBG-Economic Development Program** is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin.

Freight Railroad Preservation Program

The Freight Railroad Preservation Program is one of two freight rail assistance programs WisDOT administers. The program provides grants to communities to purchase abandoned rail lines in the effort to continue freight rail service, preserve the opportunity for future rail service, and to rehabilitate facilities, such as tracks and bridges, on publicly- owned rail lines.

Health Professions Loan Assistance Program

The Health Professions Loan Assistance Program is administered by the Wisconsin Office of Rural Health and provides repayment of educational loans up to \$50,000 over a five-year period to physicians, psychiatrists, dentists, dental hygienists, physician assistants, nurse practitioners, nurse midwives who agree to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of healthcare professionals and have difficulty recruiting providers to their area.

State Infrastructure Bank Program

The State Infrastructure Bank Program is a revolving loan program that helps communities provide transportation infrastructure improvements to preserve, promote, and encourage economic development

and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs.

Tax Incremental Financing

Tax Incremental Financing (TIF) can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development project in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works. The City of Lodi currently has three active Tax Increment Districts with a combined value of approximately \$30 million.

Transportation Economic Assistance

The Transportation Economic Assistance (TEA) program is administered by the Wisconsin Department of Transportation and provides matching state grants to governing bodies for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state.

Freight Railroad Infrastructure Improvement Program

The Freight Railroad Infrastructure Improvement Program awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the national railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement.

Additional Federal programs to assist with economic development can be found here:

<https://www.eda.gov/edi/assistance/>

5. Agriculture, Natural and Cultural Resources

5.1 Agricultural Resources

Productive Agricultural Areas

Predominantly focused in the upper Midwest, America's prime farmland regions coincide with our traditional notions of America's farm belt. While not containing as much prime farmland area as some other upper Midwest states, Wisconsin is still home to many acres of prime land. According to the 2015 Natural Resources Inventory¹ completed by the US Department of Agriculture, Natural Resources Conservation Service (NRCS), Wisconsin is home to over 8 million acres of prime farmland. This area represents approximately 23 percent of the state. Most of this land area can be found in the southern and eastern portion of the state. An additional concentration of prime farmland can also be found within Clark County and the western edge of Marathon County.

¹ <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/nra/nri/>

The majority of Columbia County, including the area surrounding Lodi, is considered to have between 41-80 percent of the total land area classified as potential prime farmland land according the NRCS. Potential prime farmland is land that is prime when improved, for example by drainage, irrigation, or protection from flooding.

There are four parcels (19 acres) within the City that are classified by the Wisconsin Department of Revenue as agricultural.

In Columbia County, the 2017 Census of Agriculture² revealed a number of interesting findings related to the growth and development of its urbanized areas.

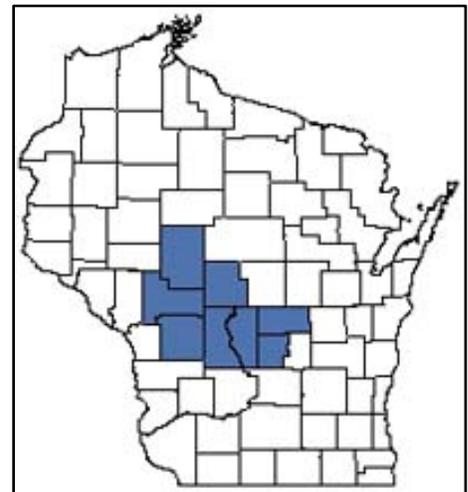
- ❖ Land in Farms – decreased 1.3 percent from 307,973 acres in 2012 to 304,058 acres in 2017.
- ❖ Median size of Farms – decreased 6.4 percent from 78 acres in 2012 to 73 acres in 2017.
- ❖ Number of Farms – decreased 13.2 percent from 1,564 in 2012 to 1,357 in 2017.

5.2 Natural Resources

General Setting

The City is located within the Central Sand Hills Ecological Landscape as defined by the Department of Natural Resources.

This ecological landscape is located at the eastern edge of the old Glacial Lake Wisconsin and contains a series of glacial moraines that were later partially covered by glacial outwash. Pre-settlement vegetation consisted of oak forest, oak savanna, and a variety of prairie types in the uplands. Fens, wet prairies, and rare coastal plain marshes occurred in the lowlands. Soils throughout the landscape have a significant sand component. A mixture of farmland, woodlots, and a variety of wetlands now characterize the area. Agriculture is successful in the sandy areas with the use of center pivot irrigation but there is a considerable amount of less productive and idle agricultural land.



Central Sands Ecological Landscape

Numerous small kettle lakes are associated with the pitted glacial outwash. Several larger lakes occur along the eastern side of the landscape and include the state's deepest natural lake (Green Lake at 236 feet) and one of the shallowest large lakes in Wisconsin (Puckaway at over 5,000 acres and only 5 feet deep). Both Puckaway and Green Lake are very productive fishing lakes and between them contain nearly all species of game fish and panfish found in Wisconsin. In addition, a series of very high quality coldwater streams originate from the moraines and generally flow southeasterly.

Major land uses of the area include forestry for pulp production, recreation, tourism, and some agriculture. The numerous lakes have long attracted tourists and recently have experienced significant growth in second home developments.

² https://www.nass.usda.gov/Quick_Stats/CDQT/chapter/2/table/1/state/WI/county/021/year/2017

Geology

According to the Wisconsin Geological and Natural History Survey³ the bedrock underlying the City is primarily sandstone with some dolomite and shale from the Cambrian Period, and the Prairie du Chien Group of the Ordovician Period which is composed of dolomite with some sandstone and shale.

In some areas the depth to bedrock is within 40 inches of the surface. Shallow bedrock may hinder development or increase costs.

Soils

The basic soil components are sand, gravel, silt, clay, and organic material. The different soil types are composed of various combinations of each component. The Soil Conservation Service has developed a County Soil Survey⁴ for each Wisconsin County. These surveys include soil association maps that delineate landscapes that have a distinctive proportional pattern of soils. The soil types in one association may occur in another, but in a different pattern. The Columbia County soil survey shows that the following soils association is found within the City:

- ❖ *Grellton-Gilford-Friesland association* – Well drained, moderately well drained, and poorly drained loamy soils that have dominantly loamy subsoil; underlain by sandy loam glacial till, stratified silt and sand, or silty sediment. The soil association is fair to poorly suited for use as road fill, sand and gravel, and topsoil. It also has moderate to severe limitations for local roads and streets, dwellings with basements, and septic tank absorption fields.

The soil composition of a community should be evaluated to identify whether the soil is suitable for development.

Groundwater

Wisconsin is a state with an overall ample quantity of groundwater. There have not been any concerns about the availability of good quality groundwater in or near the City.

A Wisconsin Geological and Natural History Survey map delineates groundwater susceptibility to contamination based on five physical resource characteristics. These characteristics are the type of bedrock, depth to bedrock, depth to water table, soil characteristics, and surficial deposits. Based on these characteristics, the area near the City shows moderately high susceptibility to contamination.

Forests

Lodi is located in the Department of Natural Resources Lower Wisconsin Geographical Management Unit (GMU). The forest resources in the Lower Wisconsin GMU's have increased slightly over the past 13 years. Just

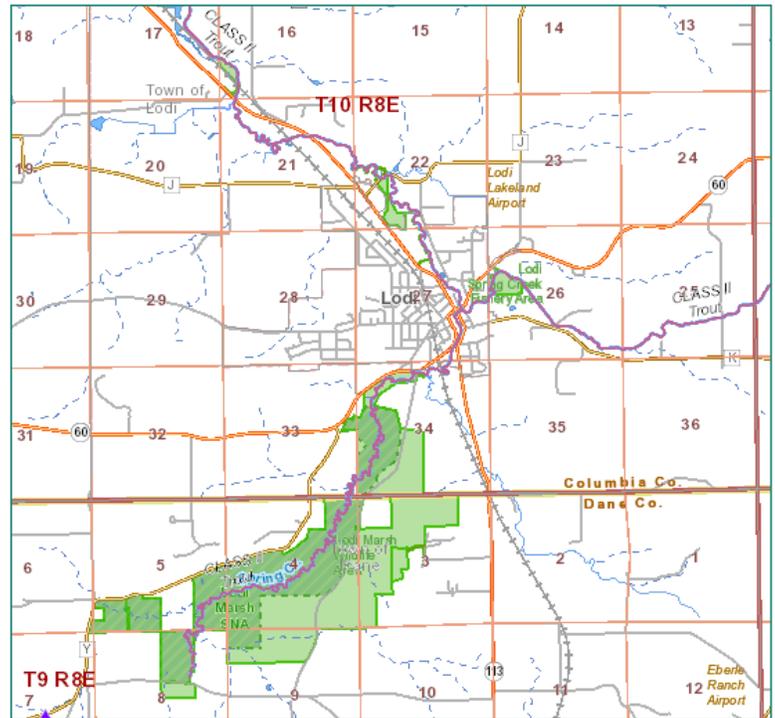
³ Bedrock Geology of Wisconsin. University of Wisconsin – Extension, Geological and Natural History Survey

⁴ Soil Survey of Columbia County, Wisconsin. U.S. Department of Agriculture, Soil Conservation Service.

over one-quarter of the land area in the Lake Wisconsin watershed is covered by forests. Oak-Hickory is the most common forest type within the GMU, where more than 90 percent of the timberland is privately owned.

There are two forest tax laws in Wisconsin, the Managed Forest Law and the Forest Crop Law. These programs provide private property owners with tax reductions in exchange for entering into long-term contracts with the Department of Natural Resources to ensure proper forest management. In addition to managed forests, the public also benefits from the additional opportunities for recreation, wildlife habitat, and watershed protection that proper forest management provides. See Figure 29 for Public forest land in and around Lodi.

In addition, the City's urban forest is an important resource. The DNR defines an urban forest as all of the trees and other vegetation in and around a town, village, or city. This includes not only publicly owned trees such as those lining streets, in parks and utility rights-of-way, and riverbanks, but also includes privately owned trees in home and business landscapes, and any other trees within the community. Shrubs, vines, grass, groundcover, wildlife, pets, and people are all integral parts of the urban forest ecosystem.



Environmentally Sensitive Areas

The City is located in an area of the state that is characterized by wetlands, habitat for threatened or endangered species, prairie and savanna ecosystems, surface water, and floodplains. Areas of these types are sensitive to development activity and may be damaged by development that is too close or inappropriate for the individual location. The ecological services provided by these areas are important and may be difficult or costly to replicate.

Threatened or Endangered Species

Wisconsin's Natural Heritage Inventory (NHI), established in 1985 by the Wisconsin Legislature, is maintained by the Wisconsin Department of Natural Resources' (WDNR) Bureau of Endangered

Source: <https://dnrmaps.wi.gov/opfl/#>

Resources. The NHI program is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features in Wisconsin. The Wisconsin NHI program is part of an international network of inventory programs that collect, process, and manage data on the occurrences of natural biological diversity using standard methodology. This network was established and is still coordinated by The Nature Conservancy (TNC), an international non-profit organization. The network now includes natural

heritage inventory programs in all 50 states, most provinces in Canada, and many countries in Central and South America.

Based on data contained in Wisconsin’s Natural Heritage Inventory there are 160 known rare or endangered plant species and animal species in Columbia County. Table 30 below identifies those that have been found within the City of Lodi area (i.e. T10R8E).

Table 30. Endangered & Threatened Species

Common Name	Scientific Name	Protection Status
Acipenser fulvescens	Lake Sturgeon	SC/H
Bombus affinis	Rusty Patched Bumble Bee	SC/FL
Coluber constrictor	North American Racer	SC/P
Cycleptus elongatus	Blue Sucker	THR
Dry cliff	Dry Cliff	NA
Eastern red-cedar thicket	Eastern Red-cedar Thicket	NA
Empidonax virescens	Acadian Flycatcher	THR
Emydoidea blandingii	Blanding's Turtle	SC/P
Etheostoma asprigene	Mud Darter	SC/N
Hydrocanthus iricolor	A Burrowing Water Beetle	SC/N
Ictiobus niger	Black Buffalo	THR
Macrhybopsis hyostoma	Shoal Chub	THR
Northern sedge meadow	Northern Sedge Meadow	NA
Northern wet forest	Northern Wet Forest	NA
Nothocalais cuspidata	Prairie False-dandelion	SC
Open bog	Open Bog	NA
Ophisaurus attenuatus	Slender Glass Lizard	END
Papaipema silphii	Silphium Borer Moth	END
Pituophis catenifer	Gophersnake	SC/P
Sand barrens	Sand Barrens	NA
Shrub-carr	Shrub-carr	NA
Southern dry-mesic forest	Southern Dry-mesic Forest	NA
Southern sedge meadow	Southern Sedge Meadow	NA
Terrapene ornata	Ornate Box Turtle	END
Thamnophis sauritus	Eastern Ribbonsnake	END
Tritogonia verrucosa	Buckhorn	THR

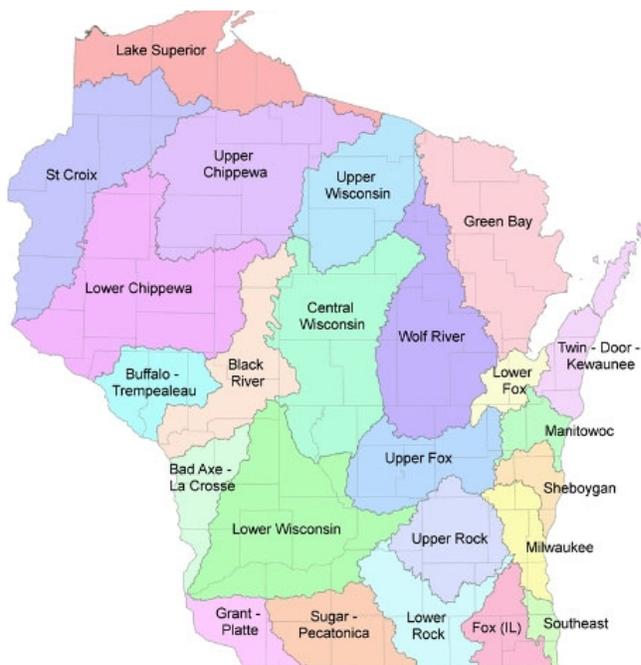
Source: Wisconsin Department of Natural Resources

Protection Status: Endangered (END), Special Concern (SC), Take Regulated by Establishment of Open/Closed Seasons (SC/H), Federally Protected as Endangered or Threatened (SC/FL), Fully Protected (SC/P), Natural Area (NA), Threatened (THR), No Laws Regulating Use, Possession or Harvesting (SC/N).

Surface Water

The City of Lodi is located in the Lake Wisconsin watershed of the Lower Wisconsin River basin (see Figure 31). Spring Creek, also known as Lodi Creek, flows into Lake Wisconsin, an impoundment of the Wisconsin River created by the hydroelectric dam at Prairie du Sac. Spring Creek is a Class II trout stream, and portions of Spring Creek area considered an exceptional resource water. There are two point-sources that discharge into Spring Creek in the planning area, Lodi Canning and the Lodi Waste Water Treatment Plant. The stream also receives nonpoint source pollution from stormwater runoff within the City as well as rural areas within the drainage basin. Spring Creek is listed by the WDNR as impaired due to Total Phosphorus from nonpoint sources.

Figure 31. Wisconsin's Water Basins



Source: <https://dnr.wi.gov/topic/Watersheds/basins/>

Floodplains

The floodplain is land that has been, or may be, covered by floodwater during the 100-year flood, also described as the flood level that has a 1 percent chance of occurring in any given year.

Development in the floodplain reduces the floodplain's storage capacity, causing the next flood of equal intensity to crest even higher than the last.

The City is located along Spring Creek. Parts of the city near Spring Creek have been designated by the Federal Emergency Management Agency as being within the 100-year floodplain zone. There are approximately 91 acres of floodplain within the City.

Wetlands

Wisconsin's wetlands provide a variety of critical functions, they provide habitat for wildlife, store water to prevent flooding, and protect water quality. However, the wetlands have continued to be destroyed and degraded as they are drained and filled for agriculture, development, and roads, and impacted by pollutants.

According to the Wisconsin Wetlands Inventory, Columbia County contains 75,404 acres of wetland, comprising 15.2 percent of the county's total land area, and 1.4 percent of the state's wetlands. This data is based on aerial photography and includes only wetlands larger than 5 acres for this county. As a result, the wetland acreage numbers are likely to undercount the existing wetland area. The City of Lodi has approximately 50 acres of wetlands

Nearby wetlands include the 1,207-acre Lodi Marsh Wildlife area, managed by the DNR. The area is largely a wetland complex that contains numerous springs, southern sedge meadow, and cat-tail marsh. The wetland borders the headwaters of Spring Creek, flowing through Lodi, towards Lake Wisconsin.

Wildlife Habitat

Large tracts of high-quality natural areas in Columbia County include 14 State Natural Areas. State Natural Areas (SNA) are designated by the Department of Natural Resources to protect outstanding examples of native natural communities, significant geological formations, and archaeological sites. State Natural Areas also provide the last refuges in Wisconsin for rare plants and animals. Gibraltar Rock State Natural Area, located near Lodi is a sandstone bluff that rises 400 feet above Lake Wisconsin. It contains cliff and cedar glade communities, and several dry prairie species. The site is also used by migrating raptors, which catch thermals formed by the warm cliff face.

The Lodi Marsh State Natural Area and the Lodi Marsh Wildlife Area are also found near the City. Much of the 1,207 acres of DNR managed land are within Dane County. The Lodi Marsh SNA is a large wetland complex that also contains prairie and woodland communities, including Hawk Hill, the least disturbed dry mesic prairie in the state. The area contains a diversity of plant and animal species, including some species that are regarded as indicators of high-quality prairie and wetland. The complex is home to breeding birds and some rare species.

Metallic/Non-Metallic Mineral Resources

In the northern part of the state there are several metallic mineral deposits that are being explored for mining. There are no known metallic mineral deposits of economic value found in or near the City of Lodi.

Nonmetallic mining is a widespread activity in Wisconsin. NR 135 of the Wisconsin Administrative Code establishes a statewide program regulating nonmetallic mine reclamation. All active mines must have valid reclamation permits, issued by the jurisdiction for the mine site. According to Columbia County there are currently two limestone mining operations near the City. One is located west of the City on Reynolds Road. The other is east of the City on County Highway K. These mines are required by law to develop a reclamation plan that will designate an approved land use once mining operations have ceased.

A former Columbia County gravel pit is located in the southern section of the City, adjacent to Lodi Street, and near STH 60. This 5 acre site is currently serving as a fill area for municipal public works projects, and will eventually become parkland.

5.3 Cultural Resources

Old buildings have a special relevance to our lives today, bringing a “sense of place” to our lives and our communities. They also tell the social, cultural, economic, and political history of people in a way that no printed word or photograph can. Lodi contains a number of buildings that represent the many of the important architectural styles throughout Wisconsin’s history. The quality of these historic buildings and the diversity of styles is part of what makes the Lodi special.

The City is committed to historic preservation and has been given Certified Local Government status from the Wisconsin Historical Society. Certified Local Governments are required to enforce state and local historic preservation legislation and establish a historic preservation commission that includes professional expertise in the disciplines of history, architecture, and archaeology.

The National and State Register of Historic Places gives honorary recognition to places that retain their historic character and are important to understanding local, state, or national history. These are official listings of properties that are worthy of preservation or significant to Wisconsin's heritage. In Lodi, the following are listed on the National or State Historic Register:

Historic District

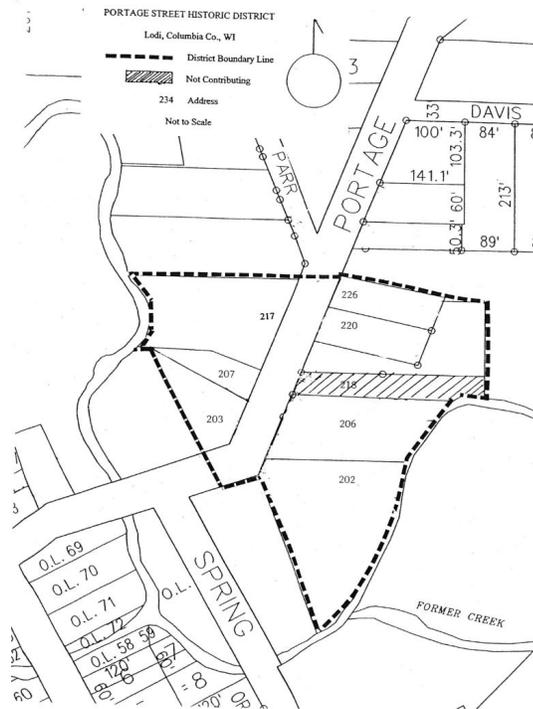
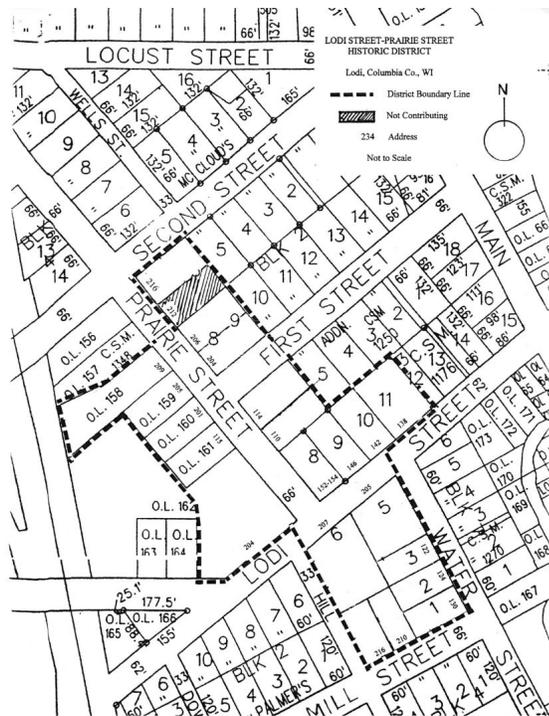
- ❖ Lodi Street – Prairie Street Historic District (see map below)
- ❖ Portage Street Historic District (see map below)
- ❖ Lodi Downtown Historic District (133, 137-139, 143, 147, 157 & 161-165 S. Main St.)

Historic Sites

- ❖ Goeres Park
- ❖ Lodi School Hillside Improvement Site

Historic Structures

- ❖ Daniel and Nellie Byrns House (221 Mill St.)
- ❖ Joel M. Pruyne Block (146 S. Main St.)
- ❖ Job Mills Block (109-111 S. Main St.)
- ❖ Clara F. Bacon House (509 Madison Ave.)
- ❖ Richard W. and Margaret Mills House (104 Grand Ave.)
- ❖ Frank T. and Polly Lewis House (509 N. Main St.)
- ❖ John A. and Martha Robertson House (456 Seminary St.)



The Wisconsin Architecture & History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts that illustrate Wisconsin's unique history. The Wisconsin AHI

contains records of 178 locations of historical significance within the City, many of which are located within one of the historic districts listed above.

The City also has a Landmarks and Historic Preservation Ordinance that designates and regulates landmark sites, structures, and districts. The ordinance is intended to protect and promote the City’s unique historical characteristics and encourage nearby uses and new structures that maintain the historic integrity.

Archeological Sites

The Wisconsin Historical Society maintains a database of archaeological sites and cemeteries in the state. Although this database is the most comprehensive list of archaeological sites, mounds, and burial sites, it only includes sites that have been reported to the historical society. Sites listed in this database do not have special protection or status as a result of being included, and few of these sites have actually been evaluated for their importance.

Burial sites and cemeteries, whether or not they are included in the database, are protected from intentional disturbance by Wisconsin law. There may be additional sites worthy of protection that are not listed.

Archaeological records in the database are listed by township, range, and section. Table 32 lists archaeological sites found in or near the City.

Table 32. Archaeological Records Near the City of Lodi

Site Name	Type	Cultural Study Unit	Location
Habener	Campsite/village		T10N, R8E, Section 26
Bartholomew Cemetery	Cemetery/burial	Historic Euro American	T10N, R8E, Section 22
Malisch Site	Cabin/homestead	Historic Euro-American	T10N, R8E, Section 16
Malisch Site	Lithic scatter	Unknown Prehistoric	T10N, R8E, Section 21
County Line Homestead	Cabin/homestead	Historic Euro-American	T10N, R8E, Section 34
County Line Homestead	Lithic scatter	Unknown Prehistoric	T10N, R8E, Section 34
Mount Pleasant Cemetery	Cemetery/burial	Historic Euro-American	T10N, R8E, Section 27
Unnamed Cemetery	Cemetery/burial		T10N, R8E, Section 27
Farrs Corners Conical	Mound(s) – Conical	Woodland	T10N, R8E, Section 27

Source: Wisconsin Historic Preservation Database – Archaeological Sites Inventory (ASI)

6. Community Facilities & Services

6.1 Existing Wastewater / Water

Existing Wastewater Collection and Treatment

The City of Lodi operates a secondary wastewater treatment plant with chemical phosphorus removal serving a population of approximately 3,100. The wastewater is primarily residential in nature, with some commercial and industrial contributors. Average effluent flow is approximately 0.34 MGD and the current design flow is 0.542 MGD. Lodi’s treatment facility includes raw influent screening, primary settling, packed media tower and rotating biological contactor secondary treatment, final clarification, seasonal effluent disinfection using ultraviolet light and cascade effluent aeration. Solids produced are thickened using a gravity belt thickener

prior to anaerobic digestion and storage. Biosolids are spread on Department approved fields at the agronomic needs of the crop.

Existing Water Supply and Distribution System

The water supply and distribution system provides potable water and fire protection to the City’s residents, commercial businesses, and industries. Supply and storage are provided by the following:

1. Wells:

- ❖ Well No. 2 600 gpm
- ❖ Well No. 3 1,000 gpm
- ❖ Well No. 4 1,000 gpm

Total Well Capacity: 2,600 gpm

2. Storage:

- ❖ 146,000-gallon Water Storage Ground Reservoir
- ❖ 185,400-gallon Water Storage Ground Reservoir
- ❖ 200,000-gallon Water Storage Ground Reservoir
- ❖ Effective Storage = 425,520 gallons

The effective storage is 80% of the total storage to account for the reservoirs not being completely full at all times. Water is distributed to system customers through approximately 17.1 miles of watermain piping.

6.2 Historical Water Demands

The average daily pumpage, maximum day pumpage, and maximum day/average day ratio, as reported to the Public Service Commission (PSC) of Wisconsin are shown in Table 33. Table 34 shows the maximum and average daily pumpage recorded in the City of Lodi over the past five years, including unaccounted water loss. Maximum daily pumpage typically coincides with flushing events. Based on this data, the City has the following annual water demands:

- ❖ Average Day Demand: 0.3432 mgd or 238 gpm
- ❖ Maximum Day Demand: 1.0786 mgd or 749 gpm

Table 33. City of Lodi Average Water Use

Year	Total Annual Pumping, MGY	Average Day Pumped, MGD	Max. Gal. Pumped, MGD	Max. Day/Average Day Ratio
2011	116.011	0.318	1.037	3.26
2012	112.627	0.308	1.02	3.31
2013	142.139	0.39	1.114	2.86
2014	126.42	0.346	1.112	3.21
2015	132.158	0.362	1.135	3.14
2016	124.232	0.34	1.023	3.01
2017	116.205	0.318	1.009	3.17

Source: Engineering Report – Westside Water Station, 2018

Table 34. City of Lodi Water Demand Statistics

Year	Max. Daily Pumpage (000's Gal.)	Avg. Day Pumpage (000's Gal.)	Unaccounted for Water
2013	1,114	341	9%
2014	1,112	346	11%
2015	1,135	362	12%
2016	1,023	349	11%
2017	1,009	318	10%
AVG	1,078.6	343.2	10.6%

Source: Engineering Report – Westside Water Station, 2018

In 2018, the City expanded Wellhouse #4 to add booster pumps, bladder tanks, electrical equipment and controls. The increase in capacity in the boosted system serves the new primary school facility and can support the projected residential growth on the west side for the next 20+ years.

6.3 Future Water Collection and Treatment

The City’s Water Supply and Distribution System Master Plan should be consulted for water distribution system improvements. The City’s Water Supply and Distribution System Master Plan may be updated based on the anticipated growth in each quadrant as outlined in this Comprehensive Master Plan.

6.4 Solid Waste Disposal and Recycling Facilities

Solid waste and recycling services are provided by Columbia County Recycling and Solid Waste. Recyclable materials in the City include aluminum and tin cans, glass containers, plastic containers, corrugated cardboard, and paper.

The City also maintains a compost site located on Highway K in the Town of Lodi. This site chips and composts yard waste. There is no cost to use the site for residents dropping off yard waste.

6.5 Utilities & Community Facilities

Parks and Open Spaces

One of the principle assets of a community is its recreational opportunities. The City of Lodi’s park and open space system has 11 developed parks that supply 32.7 acres of active and passive recreation facilities. The 7.9-acre Goeres Park is the main recreation area for the community, while the remaining parks provide space primarily used by the neighborhoods surrounding them. Goeres Park and Veterans Memorial Park are both notable as a work of distinguished landscape architect Franz Aust of the University of Wisconsin, and as a result of the federally sponsored Works Progress Administration (WPA) of the 1930’s.

Three public schools contribute an additional 25 acres of public recreation space. Two privately owned outdoor facilities, Lodi-Lakeland Golf Course and Lodi Union Fairgrounds, also provide recreational opportunities.

The City’s 2019 Comprehensive Outdoor Recreation Plan evaluates the Community’s recreational acreage needs based on a standard of 12 acres of parkland per 1,000 persons. Utilizing these standards, the City currently provides 16.6 acres of park/school recreational areas per 1,000 persons. As the City grows, additional active parkland will be necessary.

Table 35. City of Lodi Parks

Park/Trail	Location	Facilities	Acreage/ Miles
Goeres Park	West of Main St., east of Fair St., north of Millston Ave.	Softball Diamond, Basketball Court, Swimming Pool, Ice Rink, Shelters, Playground, Picnic Areas	7.9
Habermann Park	Adjacent to Millston Ave., directly south of Goeres Park	Shelter, Picnic Area, Path, Fishing Platform	2.1
Kohn Park	East of main Street, north of Goeres Park	Undeveloped	4.3
Veterans Memorial Park	Adjacent to Water Street and Pleasant Street	Benches, Informational Path	0.5
Doctors Park	Top of Main St.	Undeveloped	N/A
Spring Creek Park	Downtown, adjacent to Main St.	River walk, Waterfall, Benches, Bridge across Spring Creek	0.5
Strangeway Playlot	West-central, adjacent to Prospect Ave.	Playground	0.5
Glenview Park	Northwest, adjacent to Joyce Dr.	Playground	0.5
Lodi Street Park	Adjacent to Lodi Street, near STH 60	Undeveloped	5
Westside (Sunset) Park	South of Sunset Dr., west of Dale Dr.	Open play area with backstop, playground	8.5
Reservoir Park	South of Reynold Rd., west of Lodi Primary School	Undeveloped	2.4
Lodi Primary School	North of Pleasant St., east of STH 113	Basketball Courts, Playground	5
Lodi Middle School	North of Sauk Street, south of Lodi-Lakeland Golf Course	Softball Diamond, Soccer Field, Running Track, Oak Savannah/Prairie Restoration, Ice Age Trail	10
Lodi Elementary	West of Clark St., east of Fair St.	Baseball Diamond, Football Field, Running Track, Playground	10
Lodi High School	West of Middle School, North of Sauk Street	Softball/Baseball Diamonds, Football/Soccer Field, Running Track, Practice Fields, Ice Age Trail	10

Source: Lodi Comprehensive Outdoor Recreation Plan, 2019

Telecommunication Facilities

Cable is an important community facility that keeps residents and businesses connected and informed by providing access to television, telephone, and internet. Cable services are provided by Charter Communications. Local telephone service is provided by Verizon North.

Power Plants/Transmission Lines/Electric Utility

Lodi Utilities is one of 51 municipal owners of Wisconsin Public Power, Inc. (WPPI). Lodi Utilities is community owned and purchases its electricity from WPPI. There are two electric transmission substations located within the City. One in the far northwest corner of the City near the Industrial Park is owned by Alliant Energy, the second is a municipally owned substation near Lodi’s southern boundary. A third substation has been constructed on the municipal substation site. There are no transmission lines that run through the City.

The Lodi utility is also a member of Municipal Electric Utilities of Wisconsin, a state association that advocates on behalf of 81 member communities at the Public Service Commission and State Legislature.

Health Care Facilities

Lodi residents commonly receive medical services from Sauk Prairie Healthcare, which provides a full range of health care services with a general-medical surgical hospital located in Prairie du Sac, and four family practice clinics. The Lodi Medical Clinic is one of these family practice clinics, located at 160 Valley Drive.

Childcare Facilities

In Lodi there are ten state-licensed day care and after school programs. Data generally shows that childcare demand outstrips supply locally, statewide and nationally. The cost of care plays a big part in household decisions about childcare arrangements.

Table 36. Licensed Childcare Facilities in Lodi

Facility	Class	Capacity	Age Served
Busy B's Family Daycare	Licensed Group	8	6 weeks - 13 years
Kelly's Daycare	Licensed Group	14	1 year - 11 years
Kiddie Korner of Lodi	Licensed Group	31	1 year - 13 years
Kiddie Korner School Age Program	Licensed Group	50	5 years - 13 years
Prairie Valley Child Care	Licensed Group	50	6 weeks - 12 years
Smokey Hollow Day Camp	Licensed Camp	50	3 years - 7 years
Sunshine Playhouse CCC of Lodi	Licensed Group	80	6 weeks - 12 years
Tender Heart Childcare	Licensed Family	8	6 weeks - 13 years
TLC Learning Center	Licensed Group	50	6 weeks - 12 years
TLC School Age Program	Licensed Group	40	4 years - 12 years

Source: childcarefinder.wisconsin.gov

Police Service

The City of Lodi maintains its own local police department. The department consists of five officers, Police Chief, one Administrative Assistant, and supplemental part-time officers. Dispatch is handled through the Columbia County Sheriff's department. The Lodi Police Department is located at 142 South Main Street. The police department maintains strong ties to the community and is involved in many community activities including the National Highway Safety "Car Seat Safety Program".

Fire Department

The Lodi Area Fire Department, located on the corner of Main and First Streets in downtown Lodi, serves the City of Lodi, the Town of Lodi, and the eastern portion of the Town of West Point. This is a service population of 7,000 that increases to about 9,000 during the summer months. It is an all-volunteer department. It also has a rescue team that can respond to a variety of recreational emergencies including rope, ice, and ATV rescues. The department operates three engines, one heavy rescue, two 2,000 gallon tankers, and a brush truck.

Emergency Medical Services

Lodi Area Emergency Medical Services is a joint venture that serves the City of Lodi, the Town of Lodi, and the Town of West Point. The Emergency Service consists of five full-time staff, 18 part-time staff volunteer EMTs, and two vehicles. Three individuals respond to each call.

Library Services

Library resources are an important part of the community base. No exact social standard can be applied to any one community as the needs and desires of citizens vary widely. The Lodi Women's Club Public Library is located at 130 Lodi Street. It is part of the South-Central Library System.

According to the annual Library Statistics Report compiled by the Wisconsin Department of Public Instruction the library service population increased by 1.3% from 7,973 in 2001 to 8,080 in 2018. It is operated by 3.55 FTEs and is open to the public an average of 59 hours per week. In 2018 the library housed 30,762 books, audio, video and other materials. There are 11 computer terminals accessible to the public. Nine (9) of those computers offer access to the Internet. In 2018 there were a total of 3,298 registered borrowers. Of those 3,298 individuals 1,560 were residents of the City. The Library also offers many programs to adults and children. In 2018 4,261 individuals attended those programs.

Schools

The Lodi School District contains four school facilities (Elementary, Middle, Primary and High Schools), and a charter school that is housed within the Elementary School building. The Middle School and High School were both built during the 1990's, and a new Primary School was built in 2019. All four school buildings are in good or excellent condition. There were 1,493 students enrolled in the district during the 2018-2019 school year, a decrease of 12.5% from the 2006-2007 school year.

7. Collaboration & Partnerships

7.1 Organizational Structure of the City

The City operates through a mayor/council form of government. The City also has a number of boards, commissions and committees, see online (<https://www.cityoflodi.us/105/Boards-Commissions-Committees>). Many of these bodies serve in an advisory capacity to the City Council, while others have the authority to act independently. For example, the Plan Commission makes recommendations to the City Council on a wide range of planning issues, while the Board of Adjustment has the statutory authority to render final decisions on behalf of the City on such things as variances and administrative appeals. These bodies are typically comprised of interested citizen volunteers and local government representatives.

7.2 Area Local Units of Government

County Government

The City is situated in Columbia County. The Board of Supervisors consists of 28 supervisors each representing a geographic area. City residents are located in supervisory district 26 and 27.

Surrounding Towns

The City is surrounded by the Town of Lodi. Other nearby towns include West Point, Dekorra, Arlington, and Dane.

Surrounding Cities and Villages

The City is 12 miles east of Prairie du Sac and Sauk City, and 12 west of Poynette. The Madison metropolitan area is about 25 miles south of Lodi.

7.3 Special Purpose Districts

Special purpose districts are local units of government that are created to provide a specified public service. Like municipalities, special purpose districts derive their authority from state statutes.

They have geographic boundaries that may or may not coincide with those of counties, villages, cities, or towns. Once a special district is created, it becomes an autonomous body often with its own taxing authority. In a few instances, state statutes create unique districts (e.g., professional team districts) but typically authorize counties, towns, cities, and villages to create special districts according to the requirements contained in the statutes. The special purpose districts within the City of Lodi are discussed below.

School District

The City is located in the Lodi School District. It is governed by a board of seven members, who may also serve on various subcommittees of the Board. The school district’s offices are located at 115 School Street in the City of Lodi.

Technical College District

In Wisconsin there are 16 technical college districts. The City is located in the Madison Area Technical College district (Figure 37). Its campuses are located in Fort Atkinson, Madison, Portage, Reedsburg, and Watertown. A nine-member board governs the district.

7.4 State Agencies

By virtue of their roles, there are a number of state agencies that are integral partners in City policies, programs, and projects.

Department of Natural Resources (DNR)

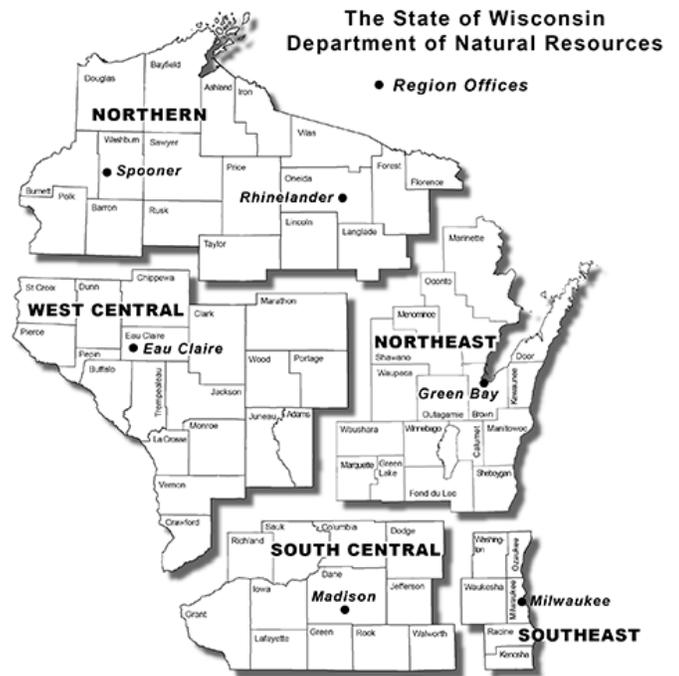
The DNR has a wide range of statewide responsibilities for environmental quality, state parks, and recreation. It is governed by the Natural Resources Board, which has legal authority to set agency policy, recommend regulations for legislative approval, approve property purchases and accept donations. Together with the DNR staff, the board works to establish policies and programs, administer state laws and rules, distribute grants and loans, and work with many government and non-government entities. Most of the DNR workforce is assigned to field offices in five regions (Figure 38). Their work is further subdivided into 23 geographic management units (GMU) whose boundaries roughly match the state’s natural river basins and large waterways. DNR staff is responsible for defining the area’s natural ecology and identifying threats to natural resources and the environment. The DNR is composed of a broad range of expertise, and staff efforts are often combined with local government and private efforts to manage public resources.

Figure 37. Technical College Districts in Wisconsin



Source: <https://makingfutures.wordpress.com/our-colleges/>

Figure 38. Wisconsin Department of Natural Resources Regions



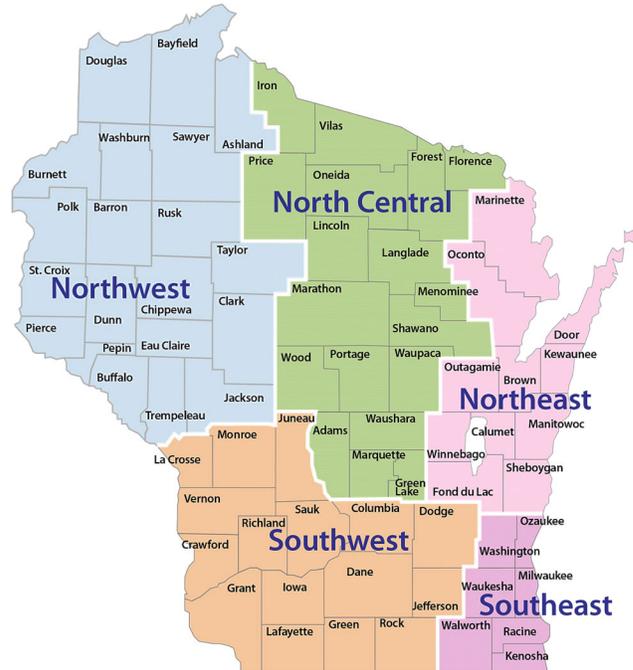
Source: dnr.wi.gov

The City is located in the South-Central Region, which serves the following counties: Columbia, Dane, Dodge, Green, Grant, Iowa, Jefferson, Lafayette, Richland, Rock, and Sauk.

Department of Transportation

The Wisconsin Department of Transportation (WisDOT) is divided into five regions for administrative and programmatic purposes. The City is located in the Southwest Region, which includes the following counties: Columbia, Dane, Dodge, Grant, Green, Iowa, Jefferson, Lafayette, Rock, Richland, Crawford, Vernon, La Crosse, Monroe, Juneau, and Sauk (Figure 39).

Figure 39. WisDOT Regions



Source: wisconsindot.gov

Department of Agriculture, Trade and Consumer Protection

The Department of Agriculture, Trade and Consumer Protection (DATCP) has regulatory duties concerning the Farmland Preservation Program and certain agricultural practices.

Department of Revenue (DOR)

The Department of Revenue is responsible for assessing real estate under its purview. Because of its role, there is little interaction between DOR and the City.

Department of Administration

The Department of Administration (DOA) fulfills a number of functions. Some of those functions related to land use planning include reviewing incorporations, cooperative boundary plans, and all annexation requests occurring in counties with a population of 50,000 or more. Additionally, the Division of Intergovernmental Relations (DIR) within DOA provides information and resources to enhance and facilitate local planning. DIR also provides technical assistance and advice to state agencies and local governments with land information responsibilities, among other things. DIR will review this comprehensive plan to ensure consistency with the State’s ‘Smart Growth’ legislation.

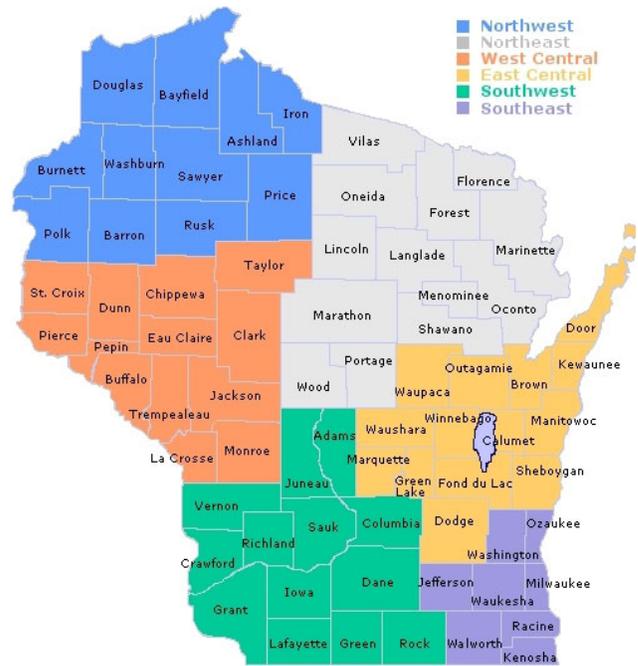
Along with regulating local activities, all of these state agencies provide information, education and training. They also maintain funding programs to help local governments with development efforts and provide a basic level of health and safety.

Wisconsin Emergency Management

Wisconsin Emergency Management (WEM) is charged with a wide range of responsibilities for disaster mitigation, planning, response, and education. It administers a number of grants to local communities and is responsible for preparing and administering several statewide policy plans. Most recently in 2016, it completed a statewide hazard mitigation plan.

Regional directors are located in each of the six regional offices throughout the state (Figure 40). They work directly with municipal and county programs in planning, training exercising, response and recovery activities, as well as the coordination of administrative activities between the Division and local governments. When disasters and emergencies strike, they are the Division’s initial responders and serve as field liaisons with the state. The office of the Southwest Region is located in Madison.

Figure 40. WEM Regions



Source: dma.wi.gov

7.5 Nongovernmental Organizations

In addition to governmental organizations there are other types of organizations that can affect the daily lives of City residents. These may include a chamber of commerce, non-profit organizations, and similar organizations that are actively working to promote the quality of life in the area. It is imperative that governmental and nongovernmental organizations work together for the good of all residents. The following section briefly describes some of these organizations and how they are organized and their purpose.

Wisconsin Economic Development Corporation (WEDC)

The Wisconsin Economic Development Corporation (WEDC) nurtures business growth and job creation in Wisconsin by providing resources, technical support, and financial assistance to companies, partners and the communities they serve. The WEDC administers a variety of economic and community development programs for private businesses and municipalities. As of 2019, the list of the current programs include, but are not limited to the following (visit www.inwisconsin.com to learn more):

- ❖ Wisconsin Fast Forward Grants;
- ❖ Wisconsin Manufacturing and Agricultural Credit;
- ❖ Wisconsin Housing and Economic Development Authority (WHEDA) Programs;
- ❖ Industrial Revenue Bond;
- ❖ Workforce Training Grants;
- ❖ WWBIC Business Lending and Training; and,
- ❖ Small Business Administration Loans

Lodi & Lake Wisconsin Chamber of Commerce

The Lodi & Lake Wisconsin Chamber of Commerce is governed by an eight-member board of directors, and an executive director. The Chamber is involved with several community events, including the Lodi Valley Farmer’s Market, Art in the Park, Lodi Agricultural Fair, and Holiday Open House. The Chamber also sponsors Susie’s Duck Derby, part of the annual Susie the Duck Days.

7.6 Existing Intergovernmental Cooperation

State statutes set up a number of tools for local units of government to formally cooperate on a number of issues of common concern. Figure 41 summarizes these tools and the following sections describe them in more detail and if the City is currently using them.

Stipulations and Orders

Section 66.0225, Wis. Stats., allows local units of government to resolve an on-going legal battle over a boundary conflict with a legally binding stipulation and order. The City is not party to a stipulation and order.

General Agreements

State statutes (§66.0301) authorizes local units of government to cooperate for the “receipt or furnishing of services or the joint exercise of any power or duty required or authorize by law”. The City has a joint agreement with the Town of Lodi and the Town of West Point to provide fire and emergency medical services.

Table 41. Types of Intergovernmental Agreements

	General Agreement	Stipulation & Order	Revenue Sharing Agreement	Cooperative Boundary Agreement
State Authorization	§66.0301	§66.0225	§66.0305	§66.0307
Uses	Services	Boundaries	Revenue sharing	Boundaries, services, and revenue sharing
Who Decides?	Participating municipalities	Municipalities involved in the lawsuit, the judge, and area residents if they request a referendum	Participating municipalities	Participating municipalities and Department of Administration, Municipal Boundary Review
Referendum?	No	Binding referendum possible	Advisory referendum possible	Advisory referendum possible

Source: Intergovernmental Cooperation, Wisconsin Department of Administration

Municipal Revenue Sharing Agreements

Under §66.0305, Wis. Stats., adjoining local units of government can share taxes and fees with a municipal revenue sharing agreement. This type of agreement can also include provisions for revenue sharing. The City is not party to any revenue sharing agreement.

Cooperative Boundary Agreements

Cooperative boundary agreements (§66.0307, Wis. Stats.) can be used to resolve boundary conflicts between villages, cities, and towns and may include revenue sharing or any other arrangement.

With adoption of a cooperative boundary agreement, the rules of annexation do not apply. In 2019 the City entered into a cooperative boundary agreement with the Town of Lodi to define and make predictable how boundary lines between the City and Town may change in the future. See Exhibit C.

7.7 Existing or Potential Areas of Conflict

The City enjoys a good working relationship with the surrounding towns. It is imperative that this cooperation continues through the implementation of this plan and those of the surrounding towns. A set of goals and objectives are included in Chapter 3 that describes the ways in which the City will attempt to avoid and/or minimize conflict with its surrounding neighbors.

8. Land Use

8.1 Existing Land Use

The largest land use within the City, both in terms of acreage and number of parcels is residential (Table 42). Residential land uses are found throughout the City, as it is the predominant land use (see existing land use map). The central business district (surrounding the intersection of Main Street and Lodi Street) and other commercial uses are found along STH 113 in the northern part of the City. Industrial uses are mainly found in the northwestern part of the City in the Lodi Industrial Park.

There is also a small concentration of industrial parcels in near the southern boundary, on both sides of the railroad tracks.

Table 42. City of Lodi Existing Land Use

	Acres	%
Industrial	63.8	6%
Central Business District	13.7	1%
Commercial	32.6	3%
Institutional	195.7	18%
Single and Two Family	351.2	32%
Multi-Family	5.4	0%
Agricultural	71.5	6%
Park	109.2	10%
Open Space	59.8	5%
Utilities	4.7	0%
Transportation	163.6	15%
Vacant	39.5	4%
TOTAL	1110.7	100%

Source: Columbia County GIS data

8.2 Current Land Use Trends

Currently, all of the land within the City boundaries is either developed or has plans for development. Between 2010 and 2040 the City is expected to continue growing though at a decreasing rate, for an overall increase of 420 households between 2010 and 2040. Considering this projection and the limited supply of land within the City, there will be a modest demand for land in the future.

According to 2013-2017 ACS estimates, the median value of a home in Lodi falls between \$160,000 and \$200,000. A desktop review of vacant residential properties for sale during November 2019 shows that prices for generally fall between \$60,000 and \$120,000 for lots up to a half an acre.

Prices for commercial land are highly variable. The only commercial lands available during November 2019 were a mixed-use property in the central business district and a property on Lodi Street.

8.3 Development Factors

Policies

There are a number of regulations in the City that have an effect on the development and use of land (Table 43). These include the City’s zoning code, land subdivision ordinance, a drainage ordinance, and an erosion control ordinance.

Table 43. Ordinances Affecting Land Development in the City of Lodi

Ordinance	Chapter
General Zoning Ordinance	340
Land Division Ordinance	300
Drainage Ordinance	162
Construction Site Erosion Control Ordinance	147

Source: Lodi Code of Ordinances

The zoning code is intended to promote the public health, safety, morals, and welfare; and to protect property value and aesthetics within the City. It establishes districts for each type of land use and regulates the activity and physical structures occurring on each property. The districts are designed to ensure that adjacent parcels are compatible with one another. Lodi’s zoning ordinance establishes four general types of zones: commercial, residential, industrial, and open space (Agricultural Holding Zone/ Public Park and Conservancy). It also establishes three overlay districts that provide additional use and/or structural requirements. The Wellhead Protection Overlay District is intended to protect the groundwater recharge zone of the aquifer that provided municipal water. The Airport Special Purpose Overlay District establishes building height and tree planting restrictions to facilitate airport operations. There is also a Traditional Residential Overlay District which is intended to preserve and enhance the quality of Lodi’s older, low-density single-family and two-family neighborhoods in a manner that is consistent with historic neighborhood design principles.

The land division ordinance is intended to safeguard the interests of the public, the homeowner, the subdivider, and the investor; and to encourage well planned subdivisions. The ordinance does this by establishing standards for design and construction and ensuring that subdivisions fall within the scope of the City’s comprehensive plan. In order for land to be developed, the ordinance requires conformance with

City plans, ordinances, and codes; and that adequate public facilities and services are available. The land must also be suitable for development, meaning that it is not limited in terms of potential for flooding, soil conditions, drainage, steep topography, or incompatible surrounding land uses. It also requires that certain amounts of land be set aside, or dedicated, for parks and/or transportation right-of-way.

The erosion control ordinance applies to all land development and land disturbing activities, including those that require excavation, clearing, and construction of buildings, roads, or parking lots. The intent of the ordinance is to limit the potential for erosion caused by land disturbance.

Requirements include minimum control measures and the approval of an erosion control plan.

The drainage ordinance also applies to land division, building, construction, or land disturbing projects. Its intent is to minimize the downstream impact of storm water discharge resulting from the changes resulting from the land disturbance. This ordinance requires a drainage system be designed and installed, that may include a system of open ditches, culverts, pipes, or catch basins.

Other Relevant Plans and Policies

- ❖ Town of Lodi Land Use Plan – The Town’s Land Use Plan was previously updated in 2009 as part of their Comprehensive Planning effort. The Town’s previous land use plan promotes development that is purposefully located to protect the Town’s resources and character. Protection of agricultural land use and environmental resources are general objectives of the plan. The Town desires to develop as a compact urban area, with surrounding agricultural lands and open spaces. Policies focus on clustering development and encouraging development in areas adjacent to existing development.

Physical Factors

In addition to regulations, there are also a number of physical conditions that limit or restrict land development within the City. The existing development or structures can limit future development potential, for example, all of the land within the City is currently either developed or is being developed.

Other physical factors include conditions that favor a particular use (such as agriculture), or environmental features that make construction more difficult. Examples of these are soils classified as prime farmland, steep topography (having a slope greater than 12 percent), and hydric soils.

Physical features such as these do not necessarily prevent development from occurring, however they may pose significant challenges. Land that is delineated as wetland, however, can prohibit development from occurring.

Much of the extraterritorial area of the City of Lodi is impacted by physical development factors. Wetlands, water bodies, and hydric soils are found directly to the east, south, and northwest. Steep slopes and prime farmland are prevalent throughout the remainder of the area. Approximately 638 acres within the City boundaries also contain these development factors, this may have implications for redevelopment.

8.4 Future Land Use Projections

If the City intends to keep the existing land use mix as it develops in the future, then the amount of land needed to satisfy population growth can be estimated. Growth projections from WI DOA were used to calculate future land use projections through 2040. The projections assume an increase of 659 people

and approximately 350 housing units in Lodi between 2020 and 2040. Applying these projections to the current land use ratios would require the City to annex a modest amount of land. It is more likely the City will need to develop at a higher density.

Table 44. City of Lodi Future Land Use Projections, 2020-2040

Projected Land Demand *	2020	2025	2030	2035	2035	2040	2020-2040 Change
Residential (acres)	357	377	403	425	439	444	87
Commercial (acres)	46	49	52	55	57	58	12
Industrial (acres)	64	67	72	76	78	79	15
TOTAL	467	493	527	557	574	581	114

* Based on minimum residential lot size of 0.25 acres (City Zoning Code)

It is recognized that extending residential development in extraterritorial areas places additional strains on city services, transportation and has environmental implications as well. Therefore, additional developments within the extraterritorial area should only be approved with great scrutiny after evaluating the full impact to city services.

Maintaining the rural character of the city of Lodi is an important aspect to preserving the character of the city.