



**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, MAY 12, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

Chairperson Manager Houseman called the meeting to order at 4:00 p.m.

2. Roll call

Present: Chairperson Manager Houseman, Director of Public Works Navin, Council Representative Huckabee, Commissioners Ciccarelli, Shull, and Schultz.

Also Present: Clerk/Treasurer/Finance Director, Deputy Clerk, Director of Neighborhood and Building Services, Council President Jaeckel, and City Attorney.

3. New Business

*a. Review and possible action relating to the **minutes of the April 28, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Shull moved, seconded by Ciccarelli to approve the minutes of the April 28, 2026 Plan Commission meeting. Motion carried, 6-0.

*b. **Public Hearing: Conditional Use Permit relating to a request for a seasonal outdoor patio to be located at 201 S. Main St. in the Downtown Historic Mixed Use Zoning District** (Houseman, City Manager)*

Director Draeger presented the Conditional Use Permit application for the owners of Paddyshack Golf and Gaming to establish a seasonal outdoor patio at the corner of South Main Street and East Milwaukee Avenue. The proposal seeks to exceed the standard 90-day limit for temporary outdoor use, featuring a removable 24' x 7' seating area that maintains a 7-foot unobstructed sidewalk clearance to ensure safe pedestrian circulation. Approval of the extension is subject to the formal public hearing process and adherence to the operational standards of the Downtown Historic Mixed-Use District.

Public Hearing opened at 4:05 p.m.

After three calls and no comments, the public hearing was closed at 4:06 p.m.

*c. Review and possible recommendation to the City Council relating to a request for a **Zoning Map Amendment** for the property located at 550 McMillen St. (parcel numbers 226-0614-*

3443-018 and 226-0614-3434-045), from Institutional (I) to Multi-Family Residential-30 (MRM-30) (Draeger, Director of Neighborhood and Building Services)

Director Draeger presented a proposal to rezone two institutional parcels to Multi-Family Residential-30 (MRH-30) to facilitate the development of a 96-unit residential complex consisting of four 24-unit buildings. Developed in coordination with City staff to address local housing needs, the project features one and two bedroom units with underground parking designed to minimize impervious surfaces and complement the nearby Fort Healthcare campus redevelopment. Following a public hearing on April 28, 2026, and a subsequent neighborhood meeting, the developer is working to address resident concerns regarding traffic and stormwater management, which will be formally evaluated during the required Site Plan Review, Conditional Use Permit, and DNR permitting processes.

Huckabee moved, seconded by Schultz to recommend the City Council approve the Zoning Map Amendment for the property located at 550 McMillen Street (parcels 226-0614-3443-018 and 226-0614-3434-045) from Institutional (I) to Multi-Family Residential-30 (MRM-30). After discussion among the Plan Commission, the motion carried 6-0.

- d. *Review and possible action relating to a **Site Plan Review for Jones Dairy Farm Wastewater Treatment facility** located at 744 Jones Ave. (SPR-2026-10) (Draeger, Director of Neighborhood and Building Services)*

Manager Houseman noted that the agenda is incorrect, and the project under review is an addition to the Jones Dairy Farm south plant. She indicated that all packet materials are correct.

Director Draeger presented a site plan for an 8,400-square-foot addition to the Jones Dairy Farm facility, located within the existing security fence at the southeast corner of the building. The project includes a minor side setback deviation to maintain alignment with the current industrial footprint and involves a coordinated utility easement adjustment to ensure continued municipal access to stormwater infrastructure. While traditional landscaping and rooftop screening were deemed impractical due to the site's industrial nature and existing visual buffers like the adjacent bike path, the expansion supports the long-standing business's growth and provides additional employment opportunities for the community.

Schultz moved, seconded by Ciccarrelly to approve the Site Plan as proposed with the following conditions:

- Add the required 140 landscaping points to the property at the corner of Rockwell Ave and Janesville Ave.
- Waive the required 50 feet setback and permit the alignment with the existing structure.
- Waive the required screening of building mechanicals.
- Require the applicant record an easement document subject to staff review.

After discussion, the motion carried 6-0.

- e. *Presentation to the Plan Commission: **Pelton Builders Concept Plan** for a multifamily housing project proposed at 1911 Janesville Ave. (Draeger, Director of Neighborhood and Building Services)*

Director Draeger presented a concept plan to rezone a 12-acre parcel from RH-35 to MRH-30 to facilitate a two-phase, 112-unit multi-family development located near the STH 26 Bypass and Janesville Avenue. The project features seven identical two-story buildings with attached garages and surface parking, while retaining an existing single-family home on a newly created 1.9-acre lot. The project aligns with the Comprehensive Plan's goal of increasing housing supply, with staff suggesting improvements such as aligning the Janesville Avenue access point with Commerce Parkway, adding a multi-use trail connection to the Glacial River Trail, and diversifying building designs to enhance the site's layout.

No action taken.

- f. *Presentation to the Plan Commission: **Browns Court Apartments Concept Plan** proposed to be located at 311 S. Main St. (Draeger, Director of Neighborhood and Building Services)*

Director Draeger presented a concept plan to combine two blighted parcels on South Main Street into a single 18,000-square-foot lot for a mixed-use development featuring 17 multi-family units and a 400-square-foot commercial space. The proposed U-shaped configuration consists of three buildings surrounding a central shared parking area, providing a welcome redevelopment opportunity at the southern edge of downtown within the Downtown Periphery Mixed Use (DPMU) District. To enhance the project, staff suggested refinements to the site layout, including the creation of a more prominent street edge along Main Street, a reevaluation of egress points relative to nearby intersections, and the use of high-quality, four-sided architectural design.

No action taken.

- g. *Update on previously approved projects (Houseman)*

Manager Houseman provided the following updates:

- Jones Dairy Wastewater Treatment Facility has started foundation work.
- The townhomes at Ridgeview Estates are nearing occupancy.
- 5 of the 6 houses in the Maple Grove Subdivision are under construction, and the 6th will start soon.
- Ciccarreli asked about the timing of the South Main Street Pedestrian Path completion. Staff stated the project is scheduled for completion in October in conjunction with the road project.

4. Adjournment

Huckabee moved, seconded by Ciccarreli to adjourn. The motion carried 6-0, and the meeting

adjourned at 4:43 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk